



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: April 2, 2014

ARC REVIEW CODE: R1404021

TO: Chairman Tim Lee
ATTN TO: John Pederson, Zoning Division Manager
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review

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: Hartman Distribution Center

Review Type: DRI

Submitting Local Government: Cobb County

Date Opened: April 2, 2014

Deadline for Comments: April 17, 2014

Date to Close: April 17, 2014

Description: The proposed Hartman Distribution Center development project is located in south Cobb County on White Road and will include approximately 617,374 square feet of office, warehouse and distribution space.

PRELIMINARY COMMENTS:

Regional Context:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Hartman Distribution Center is within an area designated as Developing Suburbs and is also located within an Industrial/Logistics area.

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.

The RDG states that Industrial and Logistics Areas represent the major intermodal freight facilities and major logistics centers of the region. As a strategic economic sector, the region should strive to protect these areas and ensure they are well served by the regional transportation network.

Comments:

The property is not in the Chattahoochee River Corridor, but is within the Chattahoochee River Watershed. This portion of the watershed is downstream of the water supply watershed portion of the Chattahoochee. The USGS coverage for the area shows a blue-line stream running along the northern edge of the project

property. The stream is also shown on the project site plan, which also shows the County buffers and the State 25-foot Sedimentation and Erosion Control buffer. The site plan also shows some intrusion into the outermost (75-foot) County buffer, and it is noted in the application that a variance will be necessary.

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

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

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
DOUGLAS COUNTY

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

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>.



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • 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: **Hartman Distribution Center** *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: *April 17, 2014*

HARTMAN DISTRIBUTION CENTER DRI
Cobb County
Natural Resources Division Review Comments

March 7, 2014

Water Supply Watershed and Stream Buffer Protection

The property is not in the Chattahoochee River Corridor, but is within the Chattahoochee River Watershed. This portion of the watershed is downstream of the water supply watershed portion of the Chattahoochee. The USGS coverage for the area shows a blue-line stream running along the northern edge of the project property. The stream is also shown on the project site plan, which also shows the County buffers and the State 25-foot Sedimentation and Erosion Control buffer. The site plan also shows some intrusion into the outermost (75-foot) County buffer, and it is noted in the application that a variance will be necessary.

Any other waters of the state on this property will also be subject to the State 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. 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. 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

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Heavy Industrial	38.49	55.81	740.55	4926.72	30599.55	63.89	8.08
TOTAL	38.49	55.81	740.55	4926.72	30599.55	63.89	8.08

Total Percent Impervious: 80%

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.



MEMORANDUM

TO: Jon Tuley, Land Use Division

FROM: Marshall Willis, Transportation Access and Mobility Division

DATE: April 2nd, 2014

SUBJECT: **Transportation Division Review of DRI # 2392**

Project: Hartman Distribution Center

County: Cobb (unincorporated)

Location: White Road, between Factory Shoals Road and Riverside Parkway

Analysis:

Expedited	<input checked="" type="checkbox"/>
Non-Expedited	<input type="checkbox"/>

cc: David Haynes
TAMD

The following input is provided for the Infrastructure section of the DRI Report. The applicant proposes to construct a 620,000 square foot warehouse/distribution facility in Cobb County. The majority of the site is currently zoned for heavy industrial (approximately 85 percent), with R20 on the extreme west portion of the site (approximately 15 percent). This zoning is consistent with land uses in the surrounding area, and aligns with the future intended land use as described in Cobb County's comprehensive land use plan. The proposed use is also complimentary to the region's freight network, which includes SR 6/Thornton Road and Fulton industrial Blvd – both of which are in close proximity to the site. The subject site is located on White Road, south of I-20 and east of Thornton Road, and will be accessed by either Riverside Pkwy to the south, as well as Factory Shoals Rd to the north of the site. Due to limited trip generation (1,000-3,000) this project qualifies under expedited review. Build-out is expected to be complete in 2016.

INFRASTRUCTURE

Transportation

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

Site access will be served via one location on White road. This access point is on the northwestern portion of the site. The site grade on the southwestern portion prevents a second access point.

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

The preliminary figures suggest approximately 2,225 daily trips, with 263 occurring during AM-peak and 281 occurring during the PM-peak. Trip generation is taken from 9th edition of the *ITE Trip Generation* manual, using Land Use Code 150. Studied intersections are projected to function at acceptable levels of service upon build-out of the site. The intersection at Factory Shoals Rd and White Road is projected to function at a LOS B, while the Riverside Drive and White Road intersection is projected to function at a LOS C. Both are above the minimum LOS D.

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

PLAN 2040 RTP (Long Range Projects)*

ARC Number	Route and Description	Type of Improvement	Scheduled Construction Year
DO-295	The SR 6 corridor experiences heavy truck traffic (14%) throughout the day as it serves freight traffic between I-20 and the Whitaker Intermodal Terminal along Garrett Road. Project elements include: 1) overhead signage for navigation to I-20, 2) nearside signal heads on the right side of the intersection to improve visibility of signals, 3) modification of medians to extend left turn lanes at Bankhead Highway, Maxham Road, and Skyview Drive, which experience high truck volumes and queues extending beyond the turning lane limits causing congestion, 4) signal system communications upgrades to provide fiber optic interconnect from Bankhead Highway to Garrett Road, Ethernet cards for communication, and uninterrupted power supply systems to signal controllers, 5) CCTV Cameras at I-20, Maxham Road, and Bankhead Highway for traffic monitoring, and 6) truck rollover warning system at the intersection of SR 6 at Garrett Road, for freight traffic departing the Whitaker Intermodal Terminal. The need for this project was identified in the Connect 6 study, a corridor level study jointly funded by ARC, Douglas County, and Cobb County, and in the Douglas County Comprehensive Transportation Plan. The project is being funded under the Freight Operations and Safety Program, a regional program defined in PLAN 2040 to improve mobility and safety for freight operators and other roadway users along a defined regional truck route network (ASTRoMaP) and at rail crossings, as well as enhancing accessibility to, from and within industrial areas located along or near that network. SR 6 is included on the ASTRoMaP system network, as well as being designated a Regional Thoroughfare critical to general cross-regional mobility.	Roadway / Operations & Safety	2015
DO-299	This project will implement truck friendly lanes along SR 6 (Thornton Road). The project will begin at I-20 West in Douglas County and terminate at the SR 6 Spur (Garrett Road) in Cobb County.	Roadway / Operations & Safety	2020 - 2030

*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.

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: I-20
- National Highway System: SR 6 (Thornton Road)
- Regional Thoroughfare Network: SR 6 (Thornton Road)
- Regional Freight Network: SR 6 (Thornton Road)

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[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)**DRI #2392****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:

Cobb

Individual completing form:

John P. Pederson

Telephone:

770-528-2024

E-mail:

john.pederson@cobbcounty.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:

Hartman Distribution Center

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

White Road. District 18; Land Lots 684 and 702

Brief Description of Project:

An office/warehouse/distribution facility consisting of one 617,374 sf building.

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

If other development type, describe:

Project Size (# of units, floor area, etc.): 617,374 sf.

Developer: Oakmont Industrial Group

Mailing Address: 3520 Piedmont Road

Address 2: Suite 100

City: Atlanta State: GA Zip: 30305

Telephone: 404-869-9990

Email: Tcobb@oakmontre.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Lansky, J & E Bob White Road Associates

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

- ☒ **Rezoning**
☐ **Variance**
☐ **Sewer**
☐ **Water**
☐ **Permit**
☐ **Other**

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2016
Overall project: 2016

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[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)**DRI #2392**

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.	
<hr/>	
Local Government Information	
Submitting Local Government:	Cobb
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
Email:	john.pederson@cobbcounty.org
<hr/>	
Project Information	
Name of Proposed Project:	Hartman Distribution Center
DRI ID Number:	2392
Developer/Applicant:	Oakmont Industrial Group
Telephone:	404-869-9990
Email(s):	Tcobb@oakmontre.com
<hr/>	
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.	
<hr/>	
Economic Development	
Estimated Value at Build-Out:	\$25,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$276,000

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:	Cobb County Water System
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.03 MGD (average)
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity: _____	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? _____	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Cobb County Water System
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.03 MGD (Average)
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity: _____	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? _____	
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.)	2,225 (daily) 263 (AM) 281 (PM)
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 type="radio"/> Yes <input checked="" type="radio"/> No

If yes, please describe below:

Solid Waste Disposal

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

205 tons

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?

Approx 70%

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

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

8. Other environmentally sensitive resources?

☐ (not selected) ☐ Yes ☒ No

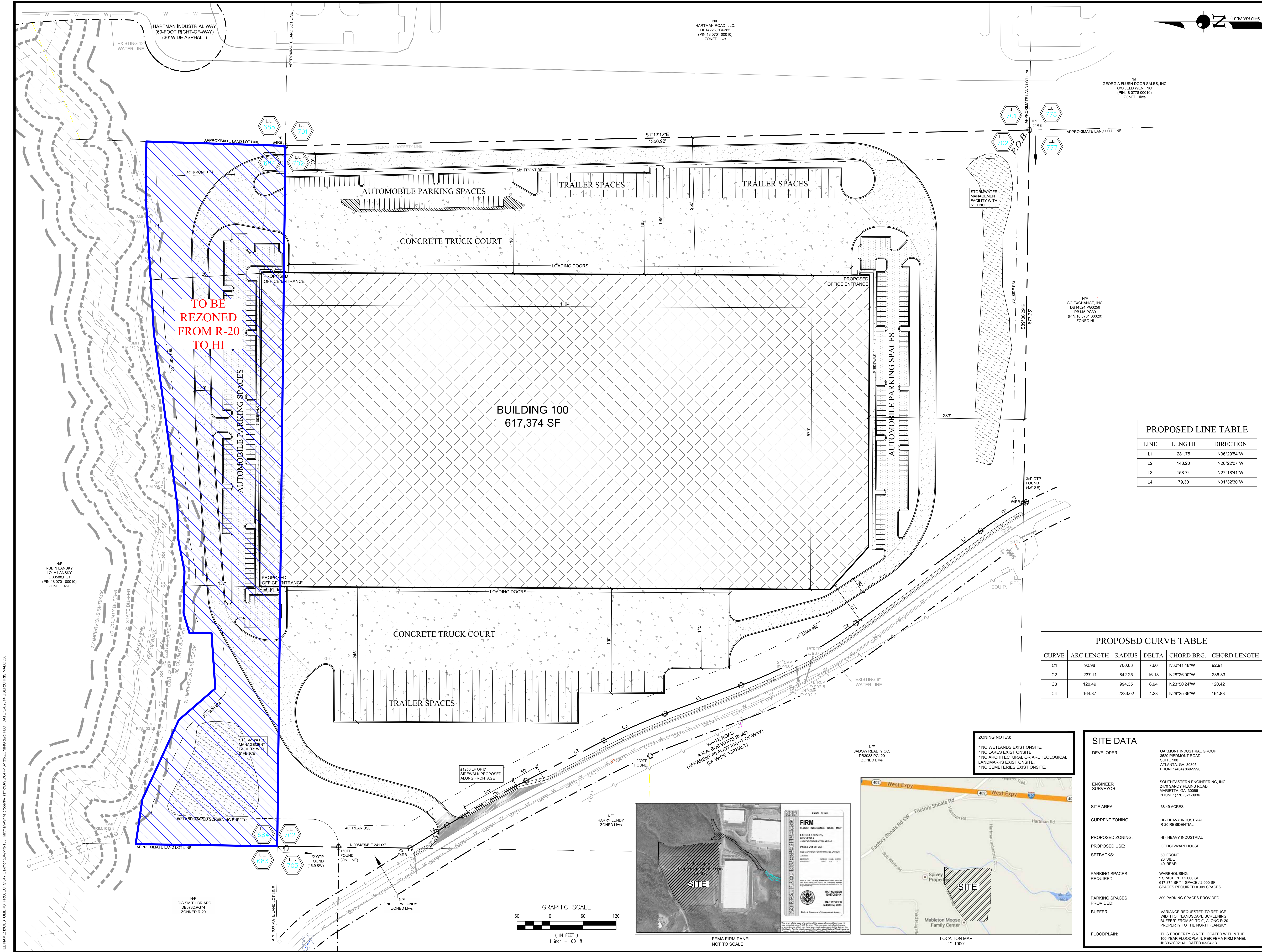
If you answered yes to any question above, describe how the identified resource(s) may be affected:

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J UWD #K rp h#Sdj h#;#DUF #K rp h#Sdj h#;#UG F #O lqv#;#G FD #K rp h#Sdj h

V l h#P ds#;#V dw hp hqw#;#P r qw dfw

FILE NAME: I:\CUSTOMERS_PROJECTS\047-13-133 ZONING.dwg PLOT DATE: 3/20/14 USER: CHRIS MADDOX



PROPOSED LINE TABLE		
LINE	LENGTH	DIRECTION
L1	281.75	N36°29'54"W
L2	148.20	N20°22'07"W
L3	158.74	N27°18'41"W
L4	79.30	N31°32'30"W

PROPOSED CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	92.98	700.63	7.60	N32°41'48"W	92.91
C2	237.11	842.25	16.13	N28°26'00"W	236.33
C3	120.49	994.35	6.94	N23°50'24"W	120.42
C4	164.87	2233.02	4.23	N29°29'36"W	164.83

ZONING NOTES:

- * NO WETLANDS EXIST ONSITE.
- * NO LAKES EXIST ONSITE.
- * NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS EXIST ONSITE.
- * NO CEMETERIES EXIST ONSITE.

SITE DATA	
DEVELOPER	OAKMONT INDUSTRIAL GROUP 3520 PIEDMONT ROAD SUITE 100 ATLANTA, GA 30305 PHONE: (404) 889-9990
ENGINEER SURVEYOR	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: (770) 541-3085
SITE AREA	38.49 ACRES
CURRENT ZONING	HI - HEAVY INDUSTRIAL R-20 RESIDENTIAL
PROPOSED ZONING	HI - HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
SETBACKS:	50' FRONT 20' SIDE 40' REAR
PARKING SPACES REQUIRED:	WAREHOUSING: 1 SPACE PER 2,000 SF 617,374 SF ÷ 1 SPACE / 2,000 SF SPACES REQUIRED = 309 SPACES
PARKING SPACES PROVIDED:	309 PARKING SPACES PROVIDED
FLOODPLAIN:	VARIANCE REQUESTED TO REDUCE WIDTH OF LANDSCAPE SCREENING BUFFER* FROM 50' TO 0' ALONG R-20 PROPERTY TO THE NORTH (LANSKY) THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN, PER FEMA FIRM PANEL 1313067C0214H, DATED 03-04-13.

SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: (770) 541-3085
WWW.SEIENGINEERING.COM

OAKMONT INDUSTRIAL GROUP

PROJECT OWNED/DEVELOPED BY:

OAKMONT INDUSTRIAL GROUP

PROJECT LOCATED AT:

HARTMAN DISTRIBUTION CENTER
LL 684 & 702 18TH DISTRICT
COBB COUNTY, GA

Project No.: 047-13-133
Designed By: EWM
Issue Date: 2014 FEB 18
C1.0.0

811
Know what's below.
Call before you dig.

DATE:

ISSUED DESCRIPTION:

3-HOUR CONTACT INFORMATION: