



# 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: November 12, 2014

ARC REVIEW CODE: R1410281

TO: Mayor Mario Avery  
ATTN TO: Jahnee Prince, City of Fairburn  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Oakley Distribution Center  
**Submitting Local Government:** City of Fairburn  
**Review Type:** Development of Regional Impact  
**Date Opened:** October 28, 2014  
**Date Closed:** November 12, 2014

**Description:** This proposed development is located in the City of Fairburn, on the southeast corner of the Oakley Industrial Boulevard and Fayetteville Road intersection. It will include two distribution/warehouse buildings totaling 1.3 million square feet.

**Comments:**

**Regional Context:**

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Oakley 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.

**Observations/Recommendations:**

The proposed Oakley Distribution Center is located within an area of the region that is rapidly becoming dominated by industrial uses. Additionally, questions have been raised regarding the spacing of existing and proposed driveways as well as the condition of existing roadways, and whether or not they can accommodate the additional truck traffic.

The City of Fairburn should work with the developer, neighboring jurisdictions, GDOT, and other affected agencies to ensure that the road network in this area can handle the existing and expected truck traffic. This includes roads that can handle the weight of the trucks, intersections that allow for truck turning movements and ensuring that potential conflicts between local, residential traffic and truck traffic are identified and mitigated as needed.

The proposed project is located in the Whitewater Creek Water Supply Watershed, a small (less than 100 square mile) watershed which is a public water supply source for both Fayette County and the City of Fayetteville. The proposed project property appears to be more than 7 miles upstream of both intakes.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. The minimum criteria in a small water supply watershed include: a limit on impervious surfaces of either 25 percent of the watershed area or the existing amount, whichever is greater; buffer requirements on perennial (blue-line) streams that include a 50-foot undisturbed buffer and 75-foot impervious setback on streams that are more than 7 miles upstream of the closest intake; and other requirements for hazardous materials and hazardous waste. It is our understanding that the City has adopted Water Supply Watershed Minimum Criteria.

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

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH AND ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
FULTON COUNTY

ARC TRANSPORTATION ACCESS AND MOBILITY  
ARC AGING AND HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF UNION CITY

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
FAYETTE COUNTY

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.

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



## MEMORANDUM

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

**FROM:** Daniel Studdard, Transportation Access and Mobility Division

**DATE:** October 13th, 2014

**SUBJECT:** **Transportation Division Review of DRI # 2403**  
Project: Oakley Distribution Center  
County: Fulton (City of Fairburn)  
Location: Oakley Industrial Boulevard & Fayetteville Road in Fairburn, GA  
Analysis:  
Expedited ☒  
Non-Expedited ☐

**cc:** David Haynes  
TAMD

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The Transportation Access & Mobility Division has reviewed the traffic study performed by Parker & Seymour, Inc., on behalf of the developer of the Oakley Distribution Center development. 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 Expedited Review Process. This is based on Article 3, Section 3-102, subsection B-2 of the Procedures and Principles for GRTA DRI Review criteria for developments generating between 1,000 and 3,000 daily trips.

The applicant proposes to develop 1,300,000 square feet of high-cube warehouse/distribution center buildings in a development in the City of Fairburn. The development is located in a predominantly industrial area, with current zoning of M-1 (Light Industrial District). Build-out is expected in 2016, occurring in one phase.

## **INFRASTRUCTURE**

### **Transportation**

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

Site access is proposed in two locations. The site plan identifies Driveway 1 on the south side of Oakley Industrial Boulevard, approximately 1,700 feet southwest of the signalized intersection of Oakley Industrial Boulevard at Fayetteville Road. Driveway 2 is proposed on Fayetteville Road approximately 2,400 feet southeast of the intersection of Oakley Industrial Boulevard at Fayetteville Road. Proposed parking at the development includes the following:

- Employee parking provided: 200 spaces
- Trailer parking provided: 380 spaces

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

The *Institute of Transportation Engineers' Trip Generation Handbook*, 9<sup>th</sup> edition, 2012 was used to conduct trip generation for this development. Trip rates were determined using ITE Code 152 – High Cube Warehouse (based on square footage). The development is projected to generate approximately 2,184 daily trips, 156 AM peak hour trips, and 217 PM peak hour trips. Approximately 25% of the peak hour trips and 38% of the daily trips are expected to be trucks, with the remainder personal vehicles. Based on the projected trip generation and distribution, both driveways are projected to operate with an acceptable level-of-service (LOS) during the AM and PM peak hours.

**Summarize the transportation improvements as recommended by the traffic study consultant**

No transportation improvements on the adjacent roadways are recommended by the traffic study consultant.

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

Based on the ARC Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP), GDOT's Construction Work Program, Fulton County's programmed projects, and the STIP, the projects in the following table are planned or programmed in the area:

### Planned or Programmed Projects

Project Number	Route and Description	Type of Improvement	Network Year
P-49	SR 92 (Spence Road) from Oakley Industrial Boulevard to Roosevelt Highway - Install sidewalks on both sides of roadway	Bike/Ped	2020
R-192	SR 74 (Senoia Road) from I-85 to Fayette County - Fiber and signal coordination.	ITS	2020
FS-AR-182	SR 74 (Senoia Road) at I-85 - Add turn lanes at the ends of the exit ramps and widening of the SR 74 bridge to include turn lanes.	Roadway / Interchange Upgrade	2030
ASP-FS-202	Oakley Industrial Boulevard widening and extension from Gullatt Road to Flat Shoals Road	Roadway / General Purpose Capacity	TBD (2040+)
ASP-FA-347	SR 92 Widening from Oakley Industrial Boulevard to SR 85 (Glynn Street)	Roadway / General Purpose Capacity	TBD (2040+)

**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, and no alternative trip reduction was taken. The GRTA Xpress bus system operates along I-85 and has a stop approximately 4.5 miles north of the proposed development. A MARTA bus route operates on Roosevelt Highway/US Hwy 29, approximately 2.5 miles northwest of the proposed development.

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

The applicant should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- Regional Strategic Transportation System Arterial: Oakley Industrial Boulevard
- Regional Thoroughfare Network: SR 92 (Spence Road)
- Regional Thoroughfare Network: SR 74 (Senoia Road)

The *Oakley Distribution Center DRI 2452 Pre-Review Meeting* document, October 6, 2014, states in the Analysis Methodology section on page 5 "The design of the roadway [Oakley Industrial Boulevard] is more consistent with a State Route collector or arterial, than with a typical local roadway and was intended to accommodate the traffic consistent with the adjacent warehouse/distribution/industrial uses." Due to the design of the roadway, the applicant should review appropriate design guidelines from GDOT, including the most recent versions of the:

- *GDOT Regulations for Driveway and Encroachment Control*
- *GDOT Design Policy Manual*

**OAKLEY DISTRIBUTION CENTER DRI**  
**City of Fairburn**  
**Natural Resources Division Review Comments**

**October 10, 2014**

**Water Supply Watershed and Stream Buffer Protection**

The proposed project is located in the Whitewater Creek Water Supply Watershed, a small (less than 100 square mile) watershed which is a public water supply source for both Fayette County and the City of Fayetteville. The proposed project property appears to be more than 7 miles upstream of both intakes.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. The minimum criteria in a small water supply watershed include: a limit on impervious surfaces of either 25 percent of the watershed area or the existing amount, whichever is greater; buffer requirements on perennial (blue-line) streams that include a 50-foot undisturbed buffer and 75-foot impervious setback on streams that are more than 7 miles upstream of the closest intake; and other requirements for hazardous materials and hazardous waste. It is our understanding that the City has adopted Water Supply Watershed Minimum Criteria.

The USGS coverage for the project area shows an unnamed blue-line tributary to Whitewater Creek running east to west across the center of the property. This stream is subject to Water Supply watershed Criteria buffers, as well as the City's Stream Buffer Ordinance, both of which require a 50-foot undisturbed buffer and a 75-foot impervious surface setback. The submitted project plans show these buffers on both the blue-line stream and an unmapped tributary to that stream. These streams and any other waters of the state on this property will also be subject to the State 25-foot Sediment and Erosion Control Buffer.

The City will need to determine if the proposal meets all applicable Water Supply Watershed Buffer Criteria.

**Storm Water/Water Quality**

All projects should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, projects 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 development, based 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 regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. A portion of the project is being built over existing impervious surfaces, which will affect the actual increases in loading amount. Given the proposed use and the total coverage of the proposed project, heavy industrial was chosen 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>
Heavy Industrial	82.82	120.09	1593.46	10600.96	65841.90	137.48	17.39
TOTAL	82.82	120.09	1593.46	10600.96	65841.90	137.48	17.39

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](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.



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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: **Oakley Distribution Center** *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 Oakley Distribution Center DRI does not appear to affect any GDOT projects currently programmed in the immediate area, other than those already mentioned in the DRI report.

Individual Completing Form: Julia Billings

Local Government:

Department: GDOT, Office of Planning

Telephone: ( 404) 631-1774

Signature:

Date: 10/31/14

***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: *November 12, 2014*



## Jonathan Tuley

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**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Thursday, October 30, 2014 9:18 AM  
**To:** Jonathan Tuley  
**Cc:** Comer, Carol; Cobb, Nancy C.; Shelley.Lamar@atlanta-airport.com  
**Subject:** RE: DRI Review Notification - Oakley Distribution Center (DRI #2452)  
**Attachments:** Preliminary Report - Oakley Distribution Center (DRI 2452).pdf

Jon,

The proposed development, of 1.3 million square feet of distribution/warehouse space in two buildings, is located approximately 8 miles south west of the Hartsfield-Jackson Atlanta International Airport (ATL), and is located outside of any of its FAA surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 60 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 Hartsfield-Jackson Atlanta International Airport 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. | 2nd Floor | Atlanta, Georgia 30308  
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

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

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**From:** Jonathan Tuley [<mailto:JTuley@atlantaregional.com>]  
**Sent:** Tuesday, October 28, 2014 5:47 PM  
**To:** [jud.turner@gaepd.org](mailto:jud.turner@gaepd.org); Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Comer, Carol; Hood, Alan C.; Lobdell, Mike; Olson, David W; Kelly, Steve; [lbeall@grta.org](mailto:lbeall@grta.org); DRI; 'wstinson@itsmarta.com'; 'Crocker, John'; 'Floyd, Greg'; 'Jon West'; Jahnee Prince; Jeffrey Winston ([jwinston@fairburn.com](mailto:jwinston@fairburn.com)); Randall ([sey\\_park@hotmail.com](mailto:sey_park@hotmail.com)); Shayla Harris; Ellington, Morgan; [pfrisina@fayettecountyga.gov](mailto:pfrisina@fayettecountyga.gov); [sgardner@eberly.net](mailto:sgardner@eberly.net); James Knopka ([jknopka@firstindustrial.com](mailto:jknopka@firstindustrial.com)); [crichardson@firstindustrial.com](mailto:crichardson@firstindustrial.com); [jcopenhauer@eberly.net](mailto:jcopenhauer@eberly.net)  
**Cc:** Community Development; Jim Santo; Daniel Studdard; Jim Skinner; Sammie Carson; Wei Wang; Carolyn Rader  
**Subject:** DRI Review Notification - Oakley Distribution Center (DRI #2452)

### Development of Regional Impact Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun the Development of Regional Impact (DRI) review for **Oakley Distribution Center (DRI #2452)**. This proposed development is located in the City of Fairburn, on the southeast corner of the Oakley Industrial Boulevard and Fayetteville Road intersection. It will include a total of 1.3 million square feet of distribution/warehouse space in two buildings.

We request that you or a member of your staff review the attached preliminary report and provide comments to ARC by **Wednesday, November 12, 2014.**

Review opened on: October 28, 2014

**Comments Due:** November 12, 2014

Review will close on: November 12, 2014

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

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

Jon Tuley, AICP

Principal Planner

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

40 Courtland Street, NE

Atlanta, Georgia 30303-2538

P | 404.463.3307

F | 404.463.3254

[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

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

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Georgia DOT introduces Variable Speed Limits (VSL) on I-285 top end. VSLs increase the overall speed limit, enhance driver safety, provide early warnings to motorists, reduce congestion and crash frequency. Learn more at <http://www.dot.ga.gov/travelingingeorgia/Pages/VSL.aspx> or visit us at <http://www.dot.ga.gov>; follow us on <http://www.facebook.com/GeorgiaDOT> and <http://twitter.com/gadeptoftrans>



# 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: Oakley Distribution Center See the Preliminary Report.

Comments from affected party (attach additional sheets as needed): SEE ADDITIONAL SHEET.

Individual Completing Form:

JEFF WINSTON

Local Government:

CITY OF FAIRBURN

Department:

COMMUNITY DEVELOPMENT

Telephone: ( )

770 - 683 - 4286

Signature: Jeffrey Winston

Date: 11/2/2014

*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: *November 12, 2014*

After reviewing the preliminary Development Regional Impact (DRI) Report, the City of Fairburn has the following comments:

1. Confirm there is adequate stopping sight distance at Driveway's No. 1 and 2.
2. Provide a vehicular traffic circulation plan for both truck and passenger/personal traffic internal to the site.
3. Designate the particular type (i.e.: truck only, passenger/personal only or both) of vehicular traffic that will access (i.e.: ingress/egress) both driveways.
4. The City's comprehensive plan calls for transit to serve major employers in this area. The City intends to explore the establishment of new routes with Marta.
5. The City shares ARC's concerns regarding the development, as stated in the Preliminary Comments Section under Observations/Recommendations paragraphs 1 and 2, especially where major arterials and minor arterials intersect, given the current truck traffic volumes.
6. The City of Fairburn is requesting the review period be extended until Friday, November 14, 2014 in order to complete a more thorough review of the preliminary DRI.



*Fayette*  
COUNTY

"WHERE QUALITY  
IS A LIFESTYLE"

140 STCNEWALL AVENUE WEST, STE 100  
FAYETTEVILLE, GEORGIA 30214  
PHONE: 770-305-5200  
[www.fayettecountyga.gov](http://www.fayettecountyga.gov)

November 3, 2014

Jonathon Tuley, AICP  
Principal Planner  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303-2538

Dear Mr. Tuley:

Thank you for the opportunity to comment on the Development of Regional Impact for the Oakley Distribution Center (DRI 2452). On behalf of Fayette County, we have the following comments:

1. As indicated in the Preliminary Report, the development is projected to produce 2,184 trips per day with an AM peak of 156 trips and a PM peak of 217 trips of which 25% of the peak hour trips and 38% of the daily trips are expected to be trucks. This will add to the congestion at the I-85 and SR 74 and the I-85 and SR 138 interchanges in addition to compromising traffic safety with increased interaction between automobile and freight traffic. While Fayette County is working with surrounding jurisdictions and GDOT to find solutions to traffic congestion in this area, continued development of this type in this area will necessitate that Project FS-AR-182 be completed as soon as possible and immediate consideration be given on the planning of collector-distributor lanes on I-85 along with a half-diamond on SR 92 to relieve congestion and safety concerns.
2. The DRI is within one mile upstream of and within the same watershed as Whitewater Creek which is an impaired stream segment, as defined by the Georgia Environmental Protection Departments "305(b)/303(d)" list. As such they have specific additional requirements per their National Pollutant Discharge Elimination System (NPDES), for storm water discharges associated with construction activities.

Jonathon Tuley  
November 4, 2014  
Page 2

Again, thank you for the opportunity to comment on the Development of Regional Impact for the Oakley Distribution Center (DRI 2452) and we hope these comments will be considered in your deliberation.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Brown', with a long horizontal flourish extending to the right.

Steve Brown  
Chairman

Cc: Fayette County Board of Commissioners  
John Eaves, Chairman, Fulton County Board of Commissioners  
Bob Blackburn, Chairman, Coweta County Board of Commissioners  
Toby Carr, Planning Director, GDOT  
Russell McMurry P.E., Chief Engineer, GDOT



Parker & Seymour, Inc.  
104 Lake Drive  
Winder, Georgia 30680  
Telephone: 770-316-1452  
Email: sey\_park@hotmail.com

October 6, 2014

Laura F. Beall, AICP  
Division Director, Land Use  
Georgia Regional Transportation Authority  
245 Peachtree Center Ave., NE, Suite 400  
Atlanta, Georgia 30303-1223  
Phone: 404-463-3068 Fax: 770-344-5251  
Email: [LBeall@GRTA.org](mailto:LBeall@GRTA.org)

**Subject: Request for Expedited Review for DRI 2452 Oakley Distribution Center  
Fayette Rd at Oakley Industrial Blvd, City of Fairburn, Fulton County, Georgia**

Dear Laura:

I am requesting an Expedited Review for the Oakley Distribution Center Development of Regional Impact (DRI) located in the City of Fairburn in southeastern Fulton County on behalf of the City of Fairburn ([jwinston@fairburn.com](mailto:jwinston@fairburn.com) 770-683-4286), First Industrial Realty Trust ([JKnopka@FirstIndustrial.com](mailto:JKnopka@FirstIndustrial.com) 813-417-7987), and Eberly and Associates ([sgardner@eberly.net](mailto:sgardner@eberly.net) 678-287-4728.) The 80-acre site is located in the southwest quadrant of the intersection of Oakley Industrial Boulevard and Fayetteville Road, with a single vehicular access point on each adjacent roadway connected by an internal roadway network to all parking spaces and buildings and to the adjacent development to the west. The development is proposed to consist of 1,300,000 square feet of high-cube warehouse/distribution buildings. Most of the other land uses in the vicinity are industrial, warehouse and distribution centers.

Based on ITE *Trip Generation Manual*, 9<sup>th</sup> Edition, 2012, data and methodology, the development when completed in 2016 is expected to generate 2,184 daily vehicular trips (833 trucks, 1,351 passenger vehicles, with a total of 1,093 entering and exiting daily.) The proposed land use is appropriate to the ARC UGPM, RDG, and the local jurisdiction supports regionally adopted policies with appropriate development codes and standards.

Article 3, Section 3-102, subsection B-2 of the Procedures and Principles for GRTA DRI Review criteria for developments generating between 1,000 and 3,000 daily trips specifies Expedited Review may apply with trip generation and access analyses provided. Access analyses for the two (2) site driveways indicate adequate Levels of Service (LOS) (A, B, & C) are expected during both morning and evening peak volume of the adjacent roadway hours. Trip generation and LOS analyses worksheets are attached.

Expedited Review for the Oakley Distribution Center Development is requested. Thanks.

Sincerely,

**PARKER & SEYMOUR, INC.**

*Randall Parker*

Randall Parker, PTOE, PTP, AICP, PE<sub>GA</sub>

Attachments

rcp c:\documents and settings\randall parker\desktop\oakley distribution center fairburn dri expedited review request.doc

# Trip Generation

## ITE Trip Generation, 9th Edition (2012)

**Project** Oakley Distribution Center **Project Number** \_\_\_\_\_  
**Client** Eberly & Associates  
**Site** Oakley Industrial Blvd & Fayetteville Rd, Fairburn, GA **1000 Square Feet** 1300  
**Land Use** High-Cube Warehouse **ITE Code** 152

### Weekdays

Personal Vehicles=1.68(#units)-trucks  
 Trucks = 0.64 (#units)

Totals=

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
1,351	50%	50%	676	676
833			417	417
			1,093	1,093

### AM Peak Hour: Weekdays (peak hour of adjacent street)

Personal Vehicles=0.14(#units)-25.62-trucks  
 Trucks = 0.03 (#units)

Totals=

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
117	69%	31%	81	36
39			27	12
			108	48

### PM Peak Hour: Weekdays (peak hour of adjacent street)

Personal Vehicles=0.13(#units)-3.73-trucks  
 Trucks = 0.04 (#units)

Totals=

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
165	31%	69%	51	114
52			16	36
			67	150



## TWO-WAY STOP CONTROL SUMMARY

Analyst: Randall Parker  
 Agency/Co.: Parker & Seymour  
 Date Performed: 5/30/2016  
 Analysis Time Period: AM Peak Hour  
 Intersection: #1 @ Oakley Ind Blvd  
 Jurisdiction: Fairburn  
 Units: U. S. Customary  
 Analysis Year: 2016  
 Project ID: Oakley Distribution Center  
 East/West Street: Oakley Industrail Blvd  
 North/South Street: Driveway #1  
 Intersection Orientation: EW Study period (hrs): 0.25

## Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		286	22		1	332	
Peak-Hour Factor, PHF		0.92	0.92		0.92	0.92	
Hourly Flow Rate, HFR		310	23		1	360	
Percent Heavy Vehicles		--	--		100	--	--
Median Type/Storage		Undivided			/		
RT Channelized?							
Lanes		1	0		0	1	
Configuration		TR			LT		
Upstream Signal?		Yes			Yes		

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume		1		1			
Peak Hour Factor, PHF		0.92		0.92			
Hourly Flow Rate, HFR		1		1			
Percent Heavy Vehicles		100		100			
Percent Grade (%)			8			0	
Flared Approach: Exists?/Storage				No	/		/
Lanes		0		0			
Configuration		LR					

## Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config		LT		LR				
v (vph)		1		2				
C(m) (vph)		833		304				
v/c		0.00		0.01				
95% queue length		0.00		0.02				
Control Delay		9.3		16.9				
LOS		A		C				
Approach Delay				16.9				
Approach LOS				C				

## TWO-WAY STOP CONTROL SUMMARY

Analyst: Randall Parker  
 Agency/Co.: Parker & Seymour  
 Date Performed: 5/30/2016  
 Analysis Time Period: PM Peak Hour  
 Intersection: #1 @ Oakley Ind Blvd  
 Jurisdiction: Fairburn  
 Units: U. S. Customary  
 Analysis Year: 2016  
 Project ID: Oakley Distribution Center  
 East/West Street: Oakley Industrail Blvd  
 North/South Street: Driveway #1  
 Intersection Orientation: EW

Study period (hrs): 0.25

## Vehicle Volumes and Adjustments

Major Street:	Approach	Eastbound			Westbound		
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume		310	16		4	447	
Peak-Hour Factor, PHF		0.92	0.92		0.92	0.92	
Hourly Flow Rate, HFR		336	17		4	485	
Percent Heavy Vehicles		--	--		100	--	--
Median Type/Storage		Undivided			/		
RT Channelized?							
Lanes		1	0		0	1	
Configuration		TR			LT		
Upstream Signal?		Yes			Yes		

Minor Street:	Approach	Northbound			Southbound		
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume		1		4			
Peak Hour Factor, PHF		0.92		0.92			
Hourly Flow Rate, HFR		1		4			
Percent Heavy Vehicles		100		100			
Percent Grade (%)			8			0	
Flared Approach: Exists?/Storage				No	/		/
Lanes		0		0			
Configuration		LR					

## Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config		LT		LR				
v (vph)		4		5				
C(m) (vph)		817		345				
v/c		0.00		0.01				
95% queue length		0.01		0.04				
Control Delay		9.4		15.6				
LOS		A		C				
Approach Delay				15.6				
Approach LOS				C				

## TWO-WAY STOP CONTROL SUMMARY

Analyst: Randall Parker  
 Agency/Co.: Parker & Seymour  
 Date Performed: 5/30/2016  
 Analysis Time Period: AM Peak Hour  
 Intersection: #2 @ Fayetteville Rd  
 Jurisdiction: Fairburn  
 Units: U. S. Customary  
 Analysis Year: 2016  
 Project ID: Oakley Distribution Center  
 East/West Street: Driveway #2  
 North/South Street: Fayetteville Rd  
 Intersection Orientation: NS

Study period (hrs): 0.25

## Vehicle Volumes and Adjustments

Major Street:	Approach	Northbound				Southbound		
	Movement	1	2	3	4	5	6	
		L	T	R	L	T	R	
Volume		8	163			41	77	
Peak-Hour Factor, PHF		0.92	0.92			0.92	0.92	
Hourly Flow Rate, HFR		8	177			44	83	
Percent Heavy Vehicles		0	--	--		--	--	
Median Type/Storage		Undivided				/		
RT Channelized?								
Lanes		0	1			1	0	
Configuration		LT				TR		
Upstream Signal?		No				Yes		

Minor Street:	Approach	Westbound				Eastbound		
	Movement	7	8	9	10	11	12	
		L	T	R	L	T	R	
Volume					42		4	
Peak Hour Factor, PHF					0.92		0.92	
Hourly Flow Rate, HFR					45		4	
Percent Heavy Vehicles					30		0	
Percent Grade (%)			0			0		
Flared Approach: Exists?/Storage					/		No	/
Lanes					0		0	
Configuration						LR		

## Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	8						49	
C(m) (vph)	1472						669	
v/c	0.01						0.07	
95% queue length	0.02						0.24	
Control Delay	7.5						10.8	
LOS	A						B	
Approach Delay							10.8	
Approach LOS							B	

## TWO-WAY STOP CONTROL SUMMARY

Analyst: Randall Parker  
 Agency/Co.: Parker & Seymour  
 Date Performed: 5/30/2016  
 Analysis Time Period: PM Peak Hour  
 Intersection: #2 @ Fayetteville Rd  
 Jurisdiction: Fairburn  
 Units: U. S. Customary  
 Analysis Year: 2016  
 Project ID: Oakley Distribution Center  
 East/West Street: Driveway #2  
 North/South Street: Fayetteville Rd  
 Intersection Orientation: NS

Study period (hrs): 0.25

## Vehicle Volumes and Adjustments

Major Street:	Approach	Northbound				Southbound		
	Movement	1	2	3		4	5	6
		L	T	R		L	T	R
Volume		5	62				192	0
Peak-Hour Factor, PHF		0.92	0.92				0.92	0.92
Hourly Flow Rate, HFR		5	67				208	0
Percent Heavy Vehicles		0	--	--			--	--
Median Type/Storage		Undivided			/			
RT Channelized?								
Lanes		0	1				1	0
Configuration		LT				TR		
Upstream Signal?		No				Yes		

Minor Street:	Approach	Westbound				Eastbound		
	Movement	7	8	9		10	11	12
		L	T	R		L	T	R
Volume						134		11
Peak Hour Factor, PHF						0.92		0.92
Hourly Flow Rate, HFR						145		11
Percent Heavy Vehicles						30		0
Percent Grade (%)			0				0	
Flared Approach: Exists?/Storage					/		No	/
Lanes						0	0	
Configuration							LR	

## Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound				Eastbound		
Movement	1	4	7	8	9		10	11	12
Lane Config	LT							LR	
v (vph)	5							156	
C(m) (vph)	1375							658	
v/c	0.00							0.24	
95% queue length	0.01							0.92	
Control Delay	7.6							12.2	
LOS	A							B	
Approach Delay								12.2	
Approach LOS								B	

# Developments of Regional Impact

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**DRI #2452**

## 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:

Fairburn

Individual completing form:

Jahnee Prince / Jeff Winston

Telephone:

404-684-7031 / 770-9

E-mail:

jprince@tcfatl.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:

Oakley Distribution Center

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

Southeast corner of Oakley Industrial Boulevard and Fayetteville Road - Fairburn, GA  
33°32'54.37"N

Brief Description of Project:

Two industrial warehouses/distribution facilities totaling 1.3 million square feet. One building will be 1,000,000 square feet and the second building will be 300,000 square feet.

#### 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

<input type="radio"/> <b>Housing</b> <input type="radio"/> <b>Waste Handling Facilities</b> <input type="radio"/> <b>Any other development types</b>	
<input type="radio"/> <b>Industrial</b> <input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
If other development type, describe:	
Project Size (# of units, floor area, etc.):	1,300,000 square feet of industrial warehouse buildings
Developer:	First Industrial Realty Trust
Mailing Address:	5775 Glenridge Drive
Address 2:	Building B, Suite 130
	City:Sandy Springs State: GA Zip:30328
Telephone:	813-417-7987
Email:	jknopka@firstindustrial.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:	N/A
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?	N/A
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: N/A
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input checked="" type="checkbox"/> <b>Other</b> Conceptual Site Plan Review
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	The project is phased. First phase (1.0 million square feet bldg. & corresponding site improvements)
Estimated Project Completion Dates:	This project/phase: January 2016 Overall project: January 2017
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# Developments of Regional Impact

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**DRI #2452**

## 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:	Fairburn
Individual completing form:	Jeff Winston
Telephone:	770-683-4286
Email:	jwinston@fairburn.com

### Project Information

Name of Proposed Project:	Oakley Distribution Center
DRI ID Number:	2452
Developer/Applicant:	First Industrial Realty Trust
Telephone:	813-417-7987
Email(s):	jknopka@firstindustrial.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:	\$65,000,000.00
-------------------------------	-----------------

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$591,500.00
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): N/A	
<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)?	0.99 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: N/A	
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? N/A	
<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)?	0.52 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: N/A	
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?N/A	
<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.)	2,184 daily trips with 156 AM / 217 PM peak hour 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:Possibly, Fayetteville Road may require full depth pavement replacement in order to support the loading from the truck traffic. However, pavement testing would be required to confirm the existing pavement's loading capacity.	
<hr/>	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	859 tons
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:N/A	
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:N/A	
<hr/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	75 percent
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Retain undisturbed and non-impervious buffers on streams; provide detention /water quality storm water ponds designed in accordance with Georgia Stormwater Management Manual.	
<hr/>	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	

1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" 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: N/A	
<hr/>	
<hr/>	
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# OAKLEY DISTRIBUTION CENTER



## OWNER/DEVELOPER

MR. JIM KNOPKA  
FIRST INDUSTRIAL REALTY TRUST  
5775 GLENRIDGE DRIVE  
BUILDING B, SUITE 130  
SANDY SPRINGS, GA 30328  
(813)417-7987 PHONE  
(813)888-9469 FAX  
JKNOPKA@FIRSTINDUSTRIAL.COM

## ENGINEER/ DESIGNER

SCOTT L. GARDNER, P.E.  
EBERLY & ASSOCIATES, INC.  
1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345  
(770) 452-7849  
SGARDNER@EBERLY.NET

## TRAFFIC CONSULTANT

RANDALL PARKER, P.E.  
PARKER & SEYMOUR, INC.  
104 LAKE DRIVE  
WINDER, GA 30680  
770-316-1452  
SEY\_PARK@HOTMAIL.COM



