



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: April 7, 2015

ARC REVIEW CODE: R1503181

TO: Chairman Tom Worthan
ATTN TO: Tracy Rye, Planning Director
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review


Original on file

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: Corporate Ridge Business Park Phase II

Submitting Local Government: Douglas County

Review Type: Development of Regional Impact **Date Opened:** March 18, 2015 **Date Closed:** April 7, 2015

Description: The proposed development is located in Douglas County and is accessible via Bob Arnold Blvd, near Thornton Road (State Route 6). It is proposed to include 1,463,820 square feet of office/warehouse space on a total of 139 acres, including existing structures.

Comments: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located in an area designated as Developing Suburbs and is also near an Industrial and Logistics Area. The UGPM and RDG state 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.

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. This area will see increased job growth in the form of industrial and logistics space. Strategies are needed to avoid residential and industrial conflicts while still allowing both uses in proximity to each other, without limiting the operations of industrial land users.

The proposed development is located on the jurisdictional boundary of the City of Douglasville and Douglas County. The proposed 975,000 sq. ft. building would be directly adjacent to an existing single-family neighborhood in the city. The rezoning and expansion of industrial uses would create interjurisdictional impacts on the existing neighborhood that are not consistent with PLAN 2040 policies. ARC recommends that Douglas County fully consider the impacts of the large amount of truck traffic accessing the site as well as the potential negative impacts on nearby residential uses. ARC staff are available to create a dialogue between the city and county on this proposed project.

Alternative dispute resolution of conflicts relating to the DRI may be initiated in accordance with the Rules for Alternative Dispute Resolution (DCA Rules 110-12-5) adopted by the Board of Community Affairs.

See additional staff comments included in this report.

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

ARC LAND USE PLANNING

ARC DATA RESEARCH

GEORGIA DEPARTMENT OF NATURAL RESOURCES

DOUGLAS COUNTY

ARC TRANSPORTATION PLANNING

ARC AGING DIVISION

GEORGIA DEPARTMENT OF TRANSPORTATION

CITY OF DOUGLASVILLE

ARC ENVIRONMENTAL PLANNING

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

COBB COUNTY

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

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

CORPORATE RIDGE PHASE II DRI
Douglas County
Natural Resources Division Review Comments
March 17, 2015

Watershed Protection and Stream Buffers

The project property is in the Sweetwater Creek Water Supply Watershed, a large (greater than 100 square mile) watershed as defined by the State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds. As withdrawals are drawn directly from the Sweetwater Creek and not from a reservoir, the only Part 5 Water Supply Watershed criteria that apply in the Sweetwater Creek watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake. (East Point's Sparks Reservoir is located in the basin of a tributary to Sweetwater Creek and receives no direct flow from Sweetwater Creek or the rest of the Sweetwater watershed. This project is not in the Sparks Reservoir watershed.)

The property is also in the Chattahoochee River watershed, but is not within the Chattahoochee River Corridor. It is located downstream of the portion of the Chattahoochee that serves as a water supply source in the Atlanta Region.

The project site plan and the USGS coverage for the area show perennial (blue line) streams on the property. The site plan also shows a 25-foot undisturbed buffer and an additional 12.5-foot impervious surface buffer along both banks of the identified streams. If these are the buffers required by Douglas County's stream buffer ordinance, they should be so identified. Any unmapped streams on the property will be subject to the County ordinance. Any state waters that may be on the property are subject to the requirements of the State 25-foot Erosion and Sedimentation Act buffers.

Stormwater / 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 development, based on the submitted plans. 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. Actual pollutant loadings will vary based on actual use and the amount of impervious surface in the final project design. 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	123.00	158.67	2106.99	14022.00	87084.00	182.04	23.37
TOTAL:	123.00	158.67	2106.99	14022.00	87084.00	182.04	23.37

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 and as required by Cobb County. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.



MEMORANDUM

TO: Jon Tuley, Land Use Division

FROM: Daniel Studdard, Transportation Access and Mobility Division

DATE: March 30th, 2014

SUBJECT: **Transportation Division Review of DRI # 2477**
Project: Corporate Ridge Phase II
County: Douglas
Location: Trae Lane, west of Thornton Road/SR 6
Analysis: Expedited ☒
Non-Expedited ☐

cc: David Haynes
TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by Kimley-Horn and Associates, Inc., on behalf of Industrial Solutions Group. 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 Section 3-102, Part B – Limited Trip Generation for developments generating between 1,000 and 3,000 daily trips.

The approximate 123-acre site is located at the end of Trae Lane, a local road that is located approximately ¼-mile west of Thornton Rd/SR 6 via Bob Arnold Boulevard in Douglas County. The proposed development will be an industrial warehouse facility with approximately 1,436,820 SF of warehousing space. The DRI for this development was triggered by the filing of the rezoning application with Douglas County. Build-out is expected in 2017, 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?

The development is proposed to have vehicular access at four locations along Trae Lane. Trae Lane is currently a cul-de-sac, and all traffic will access the development via the intersection of Trae Lane at Bob Arnold Boulevard.

Proposed parking at the development includes the following:

- Employee parking provided: 1,271 spaces
- Trailer parking provided: 252 spaces

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

The *Institute of Transportation Engineers' Trip Generation Handbook*, 9th 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). A total of 2,414 trips are projected to be generated daily by this development – 604 trips are projected to be truck trips, and 1,810 trips are projected to be car trips. Detailed trip generation data is provided in Table 3 of the transportation analysis, shown below.

Table 1: Corporate Ridge Phase II DRI Gross Trip Generation							
Land Use (Intensity)	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
High Cube Warehouse (1,436,820 SF)	152	1,207	1,207	121	55	57	126
Total Gross Trips		1,207	1,207	121	55	57	126

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 due to the impacts of this proposed development.

The traffic consultant made the following recommendations based on the projected 2017 No-Build conditions:

- SR 6/Thornton Rd at Bob Arnold Blvd (Int. #2)
 - Install a traffic signal (when warranted). (Note: The intersection meets Warrant 3 – Peak Hour Warrant for the projected 2017 No-Build conditions during the PM Peak Hour, as indicated in Appendix F of the transportation analysis.) It should be noted that for all requests for new signals, an alternative solution that considers a roundabout is required to be investigated. This location may be an appropriate location for either a traffic signal or a multi-lane roundabout.
 - In combination with the traffic signal installation and per the GDOT requirements, convert the eastbound and westbound approaches from a shared left-turn/through/right-turn lane to a left-turn lane with a shared through/right-turn lane.
 - Increase the existing northbound left-turn storage lane along SR 6/Thornton Rd (310 feet of storage minimum with 100 feet of taper).
- Blairs Bridge Rd at Bob Arnold Blvd (Int. #3)

- Install a traffic signal (when warranted). (Note: The intersection meets Warrant 3 – Peak Hour Warrant for the projected 2017 No-Build conditions during the PM Peak Hour, as indicated in Appendix F of the transportation analysis.) It should be noted that for all requests for new signals, an alternative solution that considers a roundabout is required to be investigated. This location may be an appropriate location for either a traffic signal or a single-lane roundabout.

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, Douglas County's programmed projects, and the STIP, the projects in the following table are planned or programmed in the area:

Planned or Programmed Projects

#	Year	Project Number	Project Description
1	2015	NHS00-0001-00(917)	Lee Road Bridge Construction
2	2015	TIA-DO-002	I-20 West from I-285 West to SR 5 – ITS and Western Regional Traffic Control Center to Connect SR 6 to the GDOT Navigator System for Advanced Traffic Management Systems and Fiber optic Communication Capabilities
3	2016	DO-295	SR 6/Thornton Rd congestion reduction and traffic flow improvements from I-20 in Douglas County to Garrett Rd in Cobb County
4	2019	TIA-DO-018	SR 6/Thornton Rd from Paulding County Line to Riverside Parkway – Truck Friendly Lanes, ITS, Intersection Improvements and Partial Widening Roadway
5	2020-2030	DO-299	SR 6/Thornton Rd truck friendly lanes from I-20 West in Douglas County to SR 6 spur (Garrett Rd) in Cobb County
6	2020-2030	FS-003	SR 70/Fulton Industrial Blvd widening from SR 6/Camp Creek Pkw to I-20 West
7	2031-2040	FS-225	SR 70/Fulton Industrial Blvd widening from SR 166/Campbellton Rd to SR 6/Camp Creek Pkw
8	*	CTP-4	Signage augmentation and striping at and around the I-20/ SR 6/Thornton Rd interchange.
9	*	CTP-20	Widen Blairs Bridge Rd/Monier Ave from SR 6/Thornton Rd to Mt. Vernon Rd and construct new roadway to extend Monier Ave to North County Line Rd.
10	*	PI 722040	Widening SR 6 from I-20 to Chattahoochee River. (The project is not included in the ARC fiscally constrained Plan 2040 RTP.)

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 Douglas County Rideshare program provides vanpool services from a number of locations in Douglas County. The Walmart on Thornton Road/SR 6 is one pick-up and drop off location for the vanpool program.

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

The transportation analysis notes that heavy delay currently exists during the AM and PM peak hours on the eastbound and westbound approaches at the intersection of Thornton Road/SR 6 at Bob Arnold Boulevard. This is a two-way stop control intersection, with delay on the side-street approaches, which is projected to continue under the 2017 No Build conditions. Signalization of this intersection is recommended to address this delay.

This intersection is projected to meet Warrant 3 – Peak Hour Warrant under the projected 2017 No Build conditions. If the intersection is not approved by GDOT for signalization, or if it is approved but the signal is not installed, then heavy delay on the side street approaches will continue during the peak hours. Under these circumstances, trip distribution will likely change. A significant amount of trips traveling from the site to the north on Thornton Road/SR 6 will potentially shift from this intersection to the signalized intersection of Thornton Road/SR 6 at Blairs Bridge Road. This trip distribution change would potentially create additional traffic delay at the intersection of Thornton Road/SR 6 at Blairs Bridge Road, primarily on the eastbound approach.

The intersection of Thornton Road/SR 6 at Blairs Bridge Road is projected to operate during projected 2017 Build conditions at LOS C during the AM peak hour and at LOS D during the PM peak hour. If the intersection of Thornton Road/SR 6 at Bob Arnold Boulevard is not signalized, the resulting change in trip distribution may result in a failing LOS in 2017 Build conditions during the AM or PM Peak hour at the intersection of Thornton Road/SR 6 at Blairs Bridge Road.

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

- Regional Thoroughfare Network Level 1: Thornton Road/SR 6



Harvey Persons
Mayor

William D. Osborne
City Manager

Vicki L. Acker
City Clerk

City Council

Mark E. Adams
LaShun B. Danley
Samuel Davis
Douglas H. Lequire
Michael J. Miller
Carl D. Pope
Larry G. Yockey

April 2, 2015

COMMENTS FROM AFFECTED PARTY:

The City of Douglasville was among the local governments and agencies which received from the Atlanta Regional Commission (ARC) a notice of a proposed "development of regional impact" located in unincorporated Douglas County adjacent to the corporate limits of Douglasville. The name of the proposal is Corporate Ridge Business Park Phase II.

The name Corporate Ridge Business Park would seem to be a misnomer. ARC's Regional Review Notice underscores this point. The proposed development's capsule description in the opening part of this document states: "It is proposed to include 1,463,820 square feet of office/warehouse space on a total of 139 acres, including existing structures." On the sixth page of this document there is what is called a "brief description of project" and it reads as follows: "Four (4) industrial warehouse/distribution facilities totaling 1,436,820 SF."

Basically, this is a proposed large-scale warehouse operation which will have a high volume of tractor trailer trucks serving these distribution facilities.

We are opposed to this development as proposed. While there are some industrial and warehouse uses in the general area, there also are commercial areas. In addition, there is a significant residential development located within the City of Douglasville that is adjacent to this site. Further, the adjacent generally vacant land in unincorporated Douglas County is zoned residential. There are some 500 residential units in the adjacent Sweetwater residential community of approximately 88 acres located within the corporate limits of Douglasville, being 259 single-family homes and 240 apartment units.

This is why a rezoning would be necessary in order for this proposed project to proceed, and that action would be to take residentially zoned property and to rezone it for industrial purposes in order to accommodate "four industrial warehouse/distribution facilities." Based on the narrative sections of the document from ARC, as well as maps and concept information, the development would ignore the very damaging impact these "industrial warehouse/distribution facilities" would have on this established adjacent residential community.

Representatives from the City of Douglasville request a meeting with the appropriate staff members of the Atlanta Regional Commission to discuss our concerns in more detail. We look forward to having that opportunity.

Sincerely,

Harvey Persons,
Mayor

Jonathan Tuley

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Thursday, March 19, 2015 4:47 PM
To: Jonathan Tuley
Cc: douglas.barrett@fultoncountyga.gov; Brian, Steve
Subject: FW: DRI Review Notification - Corporate Ridge Business Park Phase II (DRI 2477)
Attachments: Preliminary Report - Corporate Ridge Business Park Phase II (DRI 2477).pdf

Jon,

The proposed development, of 1,463,820 sq. feet of office and retail warehouses on 139 acres, is located approximately 4.3 miles west of Fulton County Airport – Brown Field (FTY), and is located along extended centerline and directly under the flight path of the approach to Runway 08. The FAA will need to review the proposed new structures. As long as the structures or construction equipment do not exceed 200' tall, it should not impact the airport's Part 77 Approach surface. If there are any smoke stacks which produce visual interference and/or lights on the flight path that are pointed into the sky, they may interfere with a pilot's night vision. There is also an NDB NAVAID, 2 miles west of the proposed development, so the proposed development also needs to be studied to verify that it will not interfere with the NAVAID.

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 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airport and advise the proponent if any action is necessary.

I have copied Mr. Doug Barrett with the Fulton County 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

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

From: Jonathan Tuley [<mailto:JTuley@atlantaregional.com>]
Sent: Wednesday, March 18, 2015 5:21 PM
To: jud.turner@gaepd.org; Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Comer, Carol; Hood, Alan C.; Allen, Patrick; Olson, David W; Giles, Shane; Crowe, Richard; lbeall@grta.org; DRI; 'Jon West'; Tracy Rye; Randy Hulsey; bpeck@co.douglas.ga.us; wrightm@douglasvillega.gov; Pederson, John; Mark Erler; sgardner@eberly.net; bbell@whnre.com; John.Walker@kimley-horn.com
Cc: Community Development; Jim Santo; Daniel Studdard; Jim Skinner; Sammie Carson; Carolyn Rader
Subject: DRI Review Notification - Corporate Ridge Business Park Phase II (DRI 2477)

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 **Corporate Ridge Business Park Phase II (DRI 2477)**. The proposed development is located in Douglas County and is accessible via Bob Arnold Blvd., near Thornton Road (State Route 6). It is proposed to include 1,463,820 square feet of office/warehouse space on a total of 139 acres, including existing structures.

We request that you or a member of your staff review the attached preliminary report, and provide comments to ARC by April 2, 2015.

Review opened on: March 18, 2015

Comments Due: April 2, 2015

Review will close on: April 7, 2015

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

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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: **Corporate Ridge Business Park Phase II** 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 Corporate Ridge Business Park Phase II DRI (DRI 2477) is located in the vicinity of one GDOT project, PI 722040- (Widening SR 6 from I-20 to Chattahoochee River), which is programmed in long range, "LR 2," beyond 2040. The project is not included in the Atlanta MPO's fiscally constrained Plan 2040 RTP.

Individual Completing Form: Julia Billings

Local Government:

Department: GDOT Office of Planning

Telephone: (404) 631-1774

Signature:

Date: 3/23/15

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: Apr 2 2015

Developments of Regional Impact

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

DRI #2477

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:

Douglas

Individual completing form:

Tracy Rye

Telephone:

678-838-2060

E-mail:

trye@co.douglas.ga.us

*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:

Corporate Ridge Business Park Phase II

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

Trae Lane

Brief Description of Project:

Four (4) industrial warehouse/distribution facilities totaling 1,436,820 SF

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"/> Housing	<input type="radio"/> Waste Handling Facilities	<input type="radio"/> Any other development types
<input type="radio"/> Industrial	<input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:		
Project Size (# of units, floor area, etc.):	1,436,820 Square feet	
Developer:	Industrial Solutions Group, Inc	
Mailing Address:	1600 Northside Drive	
Address 2:	Suite 100	
	City:Atlanta State: GA Zip:30318	
Telephone:	404-375-0444	
Email:	bbell@whnrg.com	
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, property owner:	Scott Fred McCuiston, Jennifer Lynne Hand, Laurie Barish Pereira and Russell Wallace LLLP	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No	
If no, in what additional jurisdictions is the project located?		
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, provide the following information:	Project Name:	
	Project ID:	
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other	
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, what percent of the overall project does this project/phase represent?		
Estimated Project Completion Dates:	This project/phase: 06/2017 Overall project: 06/2017	
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Developments of Regional Impact

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DRI #2477

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:	Douglas
Individual completing form:	Tracy Rye
Telephone:	678-838-2060
Email:	trye@co.douglas.ga.us

Project Information

Name of Proposed Project:	Corporate Ridge Business Park Phase II
DRI ID Number:	2477
Developer/Applicant:	Industrial Solutions Group, Inc
Telephone:	404-375-0444
Email(s):	bbell@whnrg.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
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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
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If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	\$30,000,000
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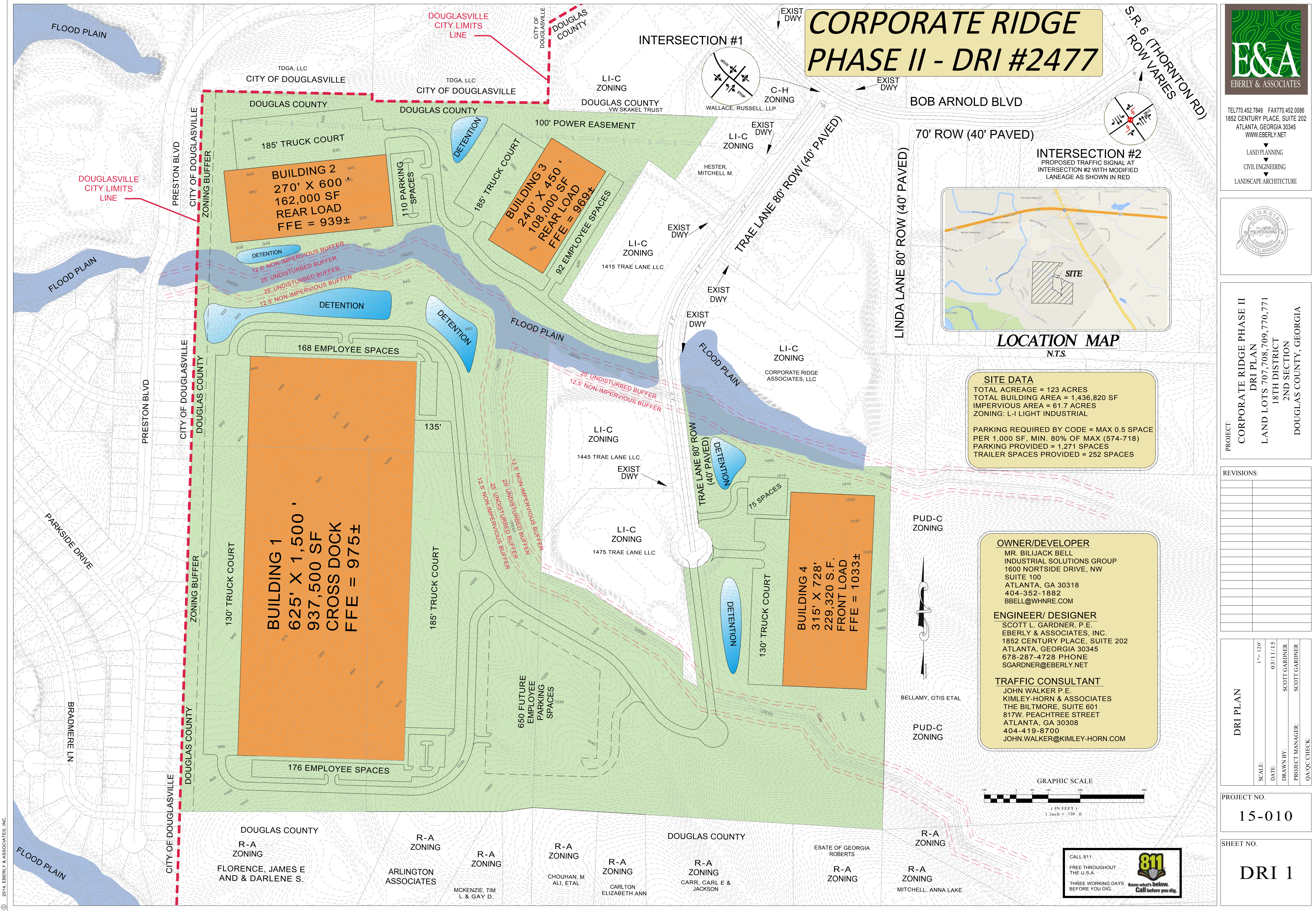
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,000,000
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input 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):	
<hr/>	
<hr/>	
Water Supply	
Name of water supply provider for this site:	Douglasville-Douglas County WSA
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.08 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:	
<hr/>	
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?	
<hr/>	
<hr/>	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Douglasville-Douglas County WSA
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.017 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:	
<hr/>	
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?	
<hr/>	
<hr/>	
Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	Approximately 2,414 trips/day with 176 AM/183 PM peak hour trips

day? (If only an alternative measure of volume is available, please provide.)	
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:Transportation study currently underway, being performed by Kimley-Horn & Associates.	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	1,100 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:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	50%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Floodplain and undisturbed buffer areas required by the code will be maintained. Detention and water quality stormwater ponds will be constructed according to Georgia Stormwater Management Manual.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input 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: Some minor wetlands impacts that can be permitted under nationwide permits with the Corps of Engineers may be required.	
<hr/>	
<hr/>	
Back to Top	

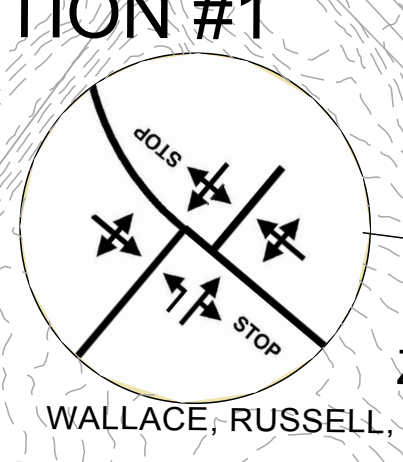
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CORPORATE RIDGE PHASE II - DRI #2477

S.R. 6 (THORNTON RD)
ROW VARIES



LOCATION MAP
N.T.S.

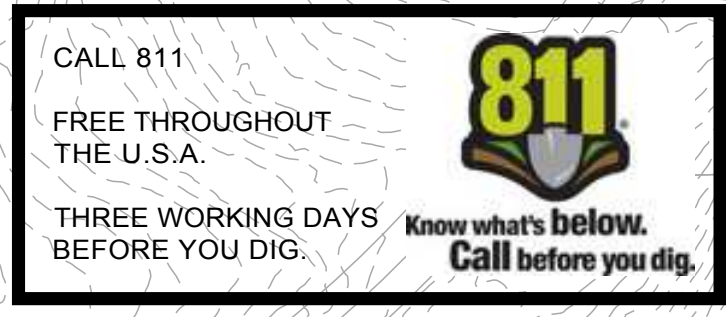
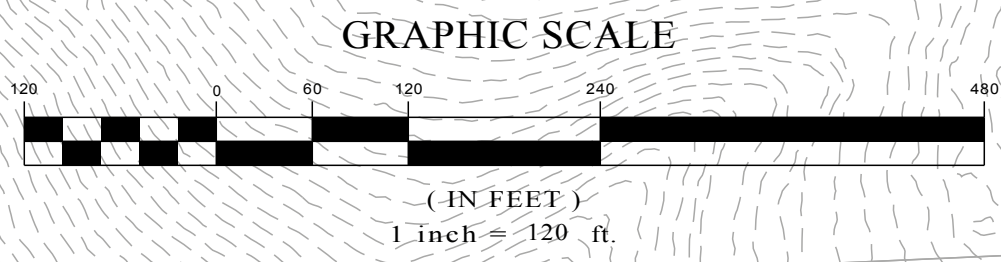
SITE DATA
TOTAL ACREAGE = 123 ACRES
TOTAL BUILDING AREA = 1,436,820 SF
IMPERVIOUS AREA = 61.7 ACRES
ZONING: L-I LIGHT INDUSTRIAL

PARKING REQUIRED BY CODE = MAX 0.5 SPACE
PER 1,000 SF, MIN. 80% OF MAX (574-718)
PARKING PROVIDED = 1,271 SPACES
TRAILER SPACES PROVIDED = 252 SPACES

OWNER/DEVELOPER
MR. BILJACK BELL
INDUSTRIAL SOLUTIONS GROUP
1600 NORTSIDE DRIVE, NW
SUITE 100
ATLANTA, GA 30318
404-352-1882
BBELL@WHNRE.COM

ENGINEER/ DESIGNER
SCOTT L. GARDNER, P.E.
EBERLY & ASSOCIATES, INC.
1852 CENTURY PLACE, SUITE 202
ATLANTA, GEORGIA 30345
678-287-4728 PHONE
SGARDNER@EBERLY.NET

TRAFFIC CONSULTANT
JOHN WALKER P.E.
KIMLEY-HORN & ASSOCIATES
THE BILTMORE, SUITE 601
817W. PEACHTREE STREET
ATLANTA, GA 30308
404-419-8700
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WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT:
CORPORATE RIDGE PHASE II
DRI PLAN
LAND LOTS 707,708,709,770,771
18TH DISTRICT
2ND SECTION
DOUGLAS COUNTY, GEORGIA

REVISIONS:	

DRI PLAN	
SCALE:	1" = 120'
DATE:	03/11/15
DRAWN BY:	SCOTT GARDNER
PROJECT MANAGER:	SCOTT GARDNER
QA/QC CHECK:	

PROJECT NO.
15-010

SHEET NO.
DRI 1