



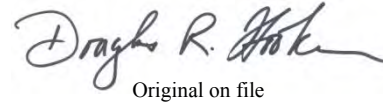
# REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: May 4, 2015

ARC REVIEW CODE: R15050401

TO: Chairman Tommy Smith  
ATTN TO: Stacey Jordan, Planner I  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review

  
Original on file

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

**Name of Proposal:** Lambert Farms Phase II

**Review Type:** DRI

**Submitting Local Government:** Henry County

**Date Opened:** May 4, 2015

**Deadline for Comments:** May 19, 2015

**Date to Close:** May 24, 2015

**Description:** This development project is located on 318 acres in unincorporated Henry County at 1409 Highway 42 South. It is proposed to include approximately 4,817,200 square feet of warehouse/distribution space in six buildings.

**PRELIMINARY COMMENTS:** According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Developing Suburbs area of the region, and is also within 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 in an area that is rapidly changing and is becoming dominated by industrial and warehouse uses. It is important to promote compatible uses where possible, as well as identify and mitigate potential land use and transportation conflicts as the area continues to develop.

See additional staff comments included in this review report.

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

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
HENRY COUNTY  
THREE RIVERS REGIONAL COMMISSION

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF McDONOUGH

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF LOCUST GROVE

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/landuse>.



# 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: **Lambert Farms Phase II** *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](mailto:jtuley@atlantaregional.com)

Return Date: *May 19, 2015*



**LAMBERT FARMS PHASE II DRI**  
**Henry County**  
**Natural Resources Division Comments**  
**April 30, 2015**

**Watershed Protection and Stream Buffers**

The project property is located in the head waters of the Tussahaw Creek Water Supply Watershed, which is a small (less than 100-square mile) water supply watershed for Henry County. The County has developed a watershed protection district for Tussahaw Creek under Article VIII, Section 3-7-159 of the Henry County Code. The project will need to conform to all County Watershed District requirements.

The USGS coverage for the project area shows Tussahaw Creek as a blue line stream at the northwestern corner of the project property, near the intersection of Wise Road and SR 42. The stream is shown on the project site plan as well. No proposed development is shown near Tussahaw Creek and no buffers are shown along the creek. Buffers are shown around two existing lakes on the eastern side of the property. All required buffers should be shown for all affected streams on the property. In addition to any required Water Supply Watershed District buffers, the project will need to meet all applicable requirements of the County's Stream Buffer Ordinance, which has been adopted as one of the stormwater ordinances required under the Metropolitan North Georgia Water Planning District's District-wide Watershed Management Plan. Any work in County buffers will need meet ordinance requirements or a variance will need to be approved by the County.

For all state waters on the property, the State 25-foot erosion and sedimentation buffer is required. Any work in those buffers must conform to the State erosion and sedimentation requirements and must be approved by the appropriate agency.

**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 proposed development, based on the submitted site plans. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. Based on the zoning and the proposed use, heavy industrial use was used to calculate the numbers for this project. Actual pollutant loadings will depend on the actual impervious coverage developed on the property and may differ from the figures shown. 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	318.20	461.39	6122.17	40729.60	252969.00	528.21	66.82
<b>TOTAL</b>	<b>318.20</b>	<b>461.39</b>	<b>6122.17</b>	<b>40729.60</b>	<b>252969.00</b>	<b>528.21</b>	<b>66.82</b>

Total % impervious                      80%

There is the potential for major impacts on project area streams from mass clearing and grading and increased impervious surface without proper stormwater management planning. A detailed stormwater plan needs to be developed that fully addresses how stormwater impacts will be controlled, including water quality, downstream channel protection and attenuation of peak flows to prevent downstream flooding. In order to address post-construction stormwater runoff quality, the project should adhere to the applicable Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan's

Stormwater and Watershed Protection Ordinances, as adopted by Henry County. It should also 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

# Developments of Regional Impact

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**DRI #2487**

## 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:

Henry

Individual completing form:

Stacey Jordan, Planner I

Telephone:

770-288-7537

E-mail:

sjordan@co.henry.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:

Lambert Farms, Phase II

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

1409 Highway 42 South, LL 218 & 219/Dist 7, The site is roughly bordered by Wise Road to the north,

Brief Description of Project:

Warehouse/Distribution  
The requested M-2 (Heavy Manufacturing) zoning district would allow any manufacturing/ industrial uses.

### Development Type:

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

If other development type, describe:	
Project Size (# of units, floor area, etc.):	4,817,200 square feet of warehouse space
Developer:	Panattoni
Mailing Address:	1230 Peachtree Street NE
Address 2:	Suite 250
	City: Atlanta State: GA Zip: 30309
Telephone:	404-921-2002
Email:	dpryor@panattoni.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:	Lambert Family Investments, LLC and L&C Partnership
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: King Mill -- Lambert
	Project ID: 2035
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	60%
Estimated Project Completion Dates:	This project/phase: 2020 Overall project: 2020
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# Developments of Regional Impact

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**DRI #2487**

## 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:	Henry
Individual completing form:	Stacey Jordan, Planner I
Telephone:	770-288-7537
Email:	sjordan@co.henry.ga.us

### Project Information

Name of Proposed Project:	Lambert Farms, Phase II
DRI ID Number:	2487
Developer/Applicant:	Panattoni/Dayne Prior
Telephone:	404-921-2002
Email(s):	dprior@panattoni.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:	\$192,688,000
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,650,000
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):  	
<b>Water Supply</b>	
Name of water supply provider for this site:	Henry County Water & Sewerage Authority (HCWSA)
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.197 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:  	
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?  	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Henry County Water & Sewerage Authority (HCWSA)
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.104 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: Sewage treatment capacity is available to the subject property; however, the following will be necessary at the developer's expense: 1) Cost sharing for the installation of the existing Williamsburg lift station; 2) Installation of a new lift station (proposed to be located on the developer's site), associated force main and gravity sewer main extension; 3) Acquisition of any necessary off-site easements in conjunction with the sewer line extension; and 4) A non-refundable fee of \$50,000 prior to construction of the new lift station. (HCWSA Ordinance 2002-23)	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 0.04 Miles	

**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.)

8,093 daily trips, 649 AM peak hour trips, 623 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?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe below:

See DRI Transportation Analysis prepared by Kimley-Horn.

**Solid Waste Disposal**

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

3,688 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:

Henry County requires contracts with waste haulers for the use of regional landfills. There are no commissioned landfills in Henry County.

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?

63.2%

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

There are multiple detention/water quality ponds, designed in accordance with Georgia Stormwater Management manual, located on the subject property. The developer will retain undisturbed and non-impervious required State and Henry County buffers and setbacks on streams.

## 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 checked="" type="radio"/> Yes <input 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 checked="" 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:

The subject property is in the Tussahaw Watershed District and must meet the guidelines for the Limited Development Area set forth by the Henry County Watershed Protection Ordinances (in conformity with Metro North Georgia). Any jurisdictional waters or wetlands will be permitted through the Army Corps of Engineers prior to land disturbance permitting.

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# LAMBERT FARMS PHASE II

***DRI #2487***

OWNER/DEVELOPER

MR. DAYNE PRYOR  
KMI LAND HOLDINGS, LLC  
1230 PEACHTREE STREET N.E.  
SUITE 250  
ATLANTA, GA 30309  
404-921-2002 PHONE  
DPRYOR@PANATTONI.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  
JOHN.WALKER@KIMLEY-HORN.COM



**VICINITY MAP**  
N.T.S.


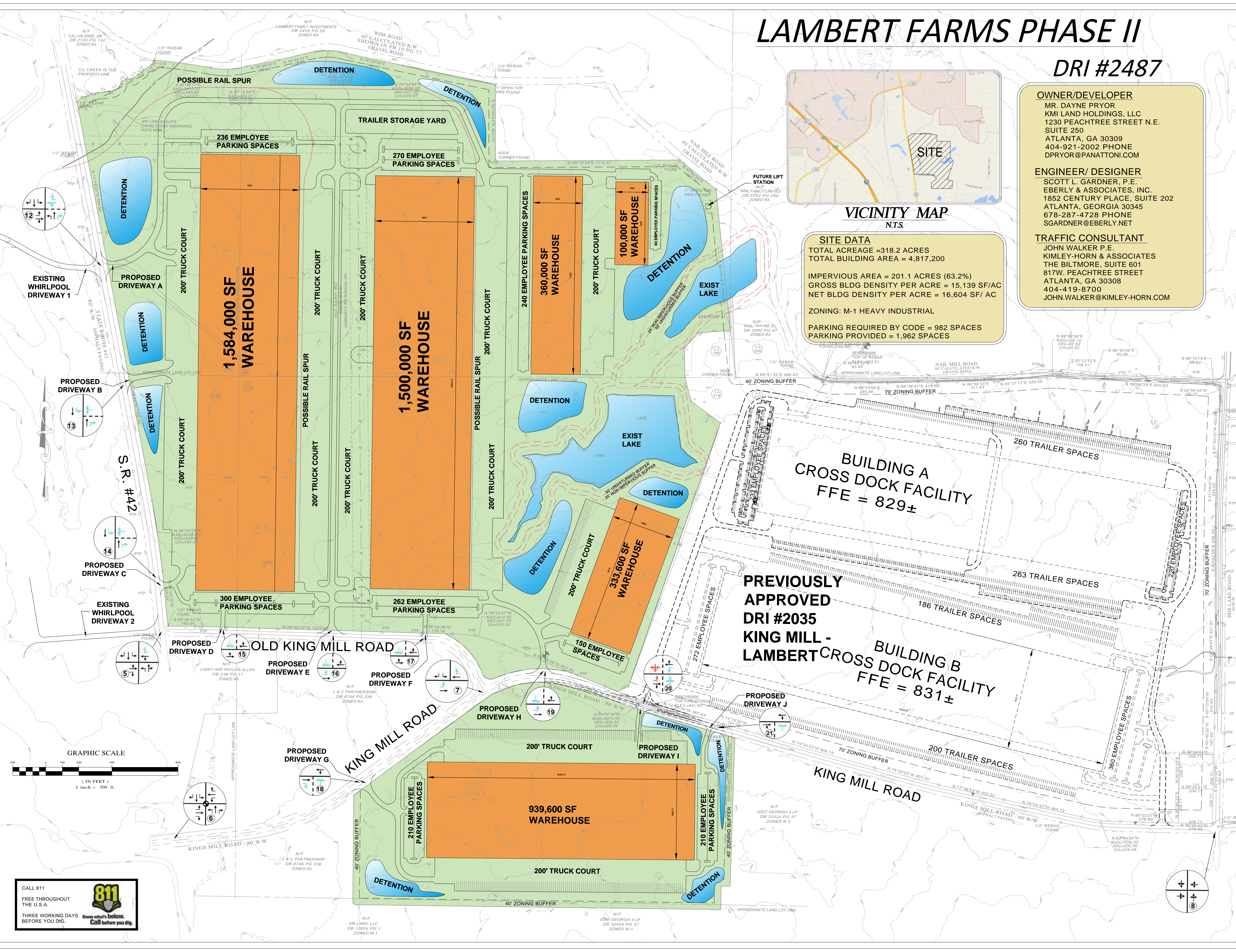
## THE DATA

TOTAL ACREAGE = 318.2 ACRES  
TOTAL BUILDING AREA = 4,817,200

IMPERVIOUS AREA = 201.1 ACRES (63.2%)  
GROSS BLDG DENSITY PER ACRE = 15,139 SF/AC  
NET BLDG DENSITY PER ACRE = 16,604 SF/ AC

ZONING: M-1 HEAVY INDUSTRIAL

PARKING REQUIRED BY CODE = 982 SPACES  
PARKING PROVIDED = 1,962 SPACES



TEL770.452.7849 FAX770.452.0086  
1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345  
WWW.EBERLY.NET

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE



PROJECT:  
LAMBERT FARMS  
PHASE II  
KING MILL ROAD  
HENRY COUNTY, GA

PROJECT:

REVISIONS:

[illegible]DRI # 2487  
SITE PLAN

SCALE:	1" = 200'
DATE:	04/28/15
DRAWN BY:	MAW
PROJECT MANAGER:	MAW
QA/QC CHECK:	SLG

PROJECT NO.

14-100

DRI-1

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