



# REGIONAL REVIEW NOTICE

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DATE: June 27, 2016

ARC REVIEW CODE: R1606272

TO: Mayor Mario Avery, City of Fairburn  
ATTN TO: Linda Abaray, City Planner  
FROM: Douglas R. Hooker, Executive Director, ARC  
RE: Development of Regional Impact Review

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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 its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Fairburn Travel Center

**Review Type:** DRI

**Submitting Local Government:** City of Fairburn

**Date Opened:** June 27, 2016

**Deadline for Comments:** July 12, 2016

**Date to Close:** July 18, 2016

**Description:** This DRI is located in the City of Fairburn, southeast of the intersection of Senoia Road/SR 74 and Oakley Industrial Boulevard. The site is roughly 0.25 miles south of the SR 74/I-85 interchange. The proposed project is an expansion of truck parking to adjoin an existing truck stop and travel center. The expansion consists of an approximately 2.3-acre lot for 25 truck parking spaces and 14 standard parking spaces. Access is proposed to the north onto Oakley Industrial Boulevard and to the south onto Harris Road. The new parking expansion triggers a DRI review in and of itself due to the number of truck parking spaces. The trigger for this DRI review is a rezoning application filed with the City of Fairburn. The existing facility consists of 185 truck parking spaces on a paved lot and parking capacity for 30 bobtail trucks on a small gravel lot. The facility also includes a convenience store, fast food restaurant, carwash, four small commercial tenants, 16 fueling positions for cars, and 7 fueling positions for trucks. The existing facility has been present since the late 1990s, and impacts and trips associated with it are not being reviewed as part of this DRI.

**PRELIMINARY COMMENTS:** According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located in the Developing Suburbs area of the region. Developing Suburbs are areas of development that occurred roughly from 1995 to today. These areas are projected to remain suburbs through 2040.

The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM. Recommended policies for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

-CONTINUED ON NEXT PAGE-

The intensity of this proposed project generally aligns with the RDG's recommended range of densities in the Developing Suburbs area.

Additional preliminary comments are included in this report.

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

ARC COMMUNITY DEVELOPMENT

ARC RESEARCH & ANALYTICS

GEORGIA DEPARTMENT OF NATURAL RESOURCES

FAYETTE COUNTY

SOUTH FULTON COMMUNITY IMPROVEMENT DISTRICT

ARC TRANSPORTATION ACCESS & MOBILITY

ARC AGING & HEALTH RESOURCES

GEORGIA DEPARTMENT OF TRANSPORTATION

FULTON COUNTY

ARC NATURAL RESOURCES

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

TOWN OF TYRONE

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: Fairburn Travel Center *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please return this form to:***

Andrew Smith, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-5581 Fax (404) 463-3254  
[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)

Return Date: *July 12, 2016*

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: June 27, 2016

ARC REVIEW CODE: R1606272

TO: ARC Division Managers

FROM: Andrew Smith, Ext. 3-5581

### Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Johnson, Audrey

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Ray, Renee

Name of Proposal: Fairburn Travel Center

Review Type: Development of Regional Impact

Description: This DRI is located in the City of Fairburn, southeast of the intersection of Senoia Road/SR 74 and Oakley Industrial Boulevard. The site is roughly 0.25 miles south of the SR 74/I-85 interchange. The proposed project is an expansion of truck parking to adjoin an existing truck stop and travel center. The expansion consists of an approximately 2.3-acre lot for 25 truck parking spaces and 14 standard parking spaces. Access is proposed to the north onto Oakley Industrial Boulevard and to the south onto Harris Road. The new parking expansion triggers a DRI review in and of itself due to the number of truck parking spaces. The trigger for this DRI review is a rezoning application filed with the City of Fairburn. The existing facility consists of 185 truck parking spaces on a paved lot and parking capacity for 30 bobtail trucks on a small gravel lot. The facility also includes a convenience store, fast food restaurant, carwash, four small commercial tenants, 16 fueling positions for cars, and 7 fueling positions for trucks. The existing facility has been present since the late 1990s, and impacts and trips associated with it are not being reviewed as part of this DRI.

Submitting Local Government: City of Fairburn

Date Opened: June 27, 2016

Deadline for Comments: July 12, 2016

Date to Close: July 18, 2016

### Response:

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

### COMMENTS:


**FAIRBURN TRAVEL CENTER DRI**  
**City of Fairburn**  
**Natural Resources Division Review Comments**

**June 22, 2016**

**Water Supply Watershed and Stream Buffer Protection**

The proposed project property is within the Whitewater Creek Water Supply Watershed, which is a small (less than 100 square mile) watershed that serves as a public water supply source for both Fayette County and the City of Fayetteville. The proposed project property is more than 7 miles upstream of both the County and City intakes. The submitted site plans as well as the USGS coverage for the project area show no streams on or adjacent to the project property.

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 include: a limit on impervious surface 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 the Water Supply Watershed Minimum Criteria. While the proposed project is on an already developed site in areas that are mostly paved or hardpan, the City will still need to determine if the proposal meets the requirements of its water supply watershed ordinance.

Any applicable unmapped streams on or adjacent to the property may also be subject to the City's Stream Buffer ordinance's 75-foot stream buffer and the State 25-foot Sediment and Erosion Control Buffer. Any other waters of the state that may be on this property will also be subject to the State buffer.

**Storm Water/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

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 use the stormwater best site design concepts included in the Manual.



## MEMORANDUM

**TO:** Andrew Smith, Community Development Division

**FROM:** Audrey Johnson, Transportation Access and Mobility Division

**DATE:** June 24, 2016

**SUBJECT:** **Transportation Division Review of DRI # 2588**

Project: Fairburn Travel Center  
County: Fulton County  
Location: Expansion of truck parking to adjoin an existing truck stop and travel center (Oakley Industrial Boulevard near SR 74/Senoia Road) Atlanta, GA

Analysis:

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

The Transportation Access & Mobility Division has reviewed the DRI submittal package for the Fairburn Travel Center located 5800 Oakley Industrial Boulevard near SR 74/Senoia Road in the City of Fairburn, Georgia. The review includes assessing regional plan consistency, impacts on other transportation projects that are planned or underway, and recommendations to mitigate impacts to the transportation network and improve local and regional plan and policy consistency.

### **Active TIP Projects potentially affected by the proposed project:**

- GDOT/PI #7841 – I-85 South Interchange Improvements at SR 74/Senoia Road
- GDOT/ PI #7694 – Newnan Bypass Extension from Turkey Creek Road to SR 16 between US 29 and I-85
- GDOT/PI #9323 – I-85 South New Interchange at Popular Road
- GDOT/PI #12636 – West Broad Street Bicycle and Pedestrian Facilities from Smith Street to SR 138

### **Regional Plan Consistency:**

**The Atlanta Region's Plan** was adopted in 2016. The Plan's goals and objectives fall under the 3 tenants of the Plan's Vision: Competitive Economy, World-Class Infrastructure and Healthy, Livable Communities (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>). Specific goals and policies include: developing additional walkable, vibrant centers that support people of all ages and abilities; promote transit and active transportation modes to improve access; promote bicycle transportation by developing safe and connected route options and facilities; prioritize solutions that improve multi-modal connectivity; implement a complete streets approach on

roadway projects that is sensitive to the existing community; encourage development, redevelopment and transportation improvements that consider impacts on neighborhoods and communities; and encourage appropriate redevelopment of the built environment in the region's developed areas.

**The Atlanta Region's Freight Mobility Plan Update:** The proposed project, the Fairburn Travel Center will add 25 truck spaces, 14 standard spaces and curb cut along Oakley Industrial Boulevard. Strategies identified in the Region's plan for these areas include: (1) identifying opportunities to improve freight flows in Metro Atlanta and (2) identify issues impacting freight movement in Metro Atlanta. Additionally, the plan also identify the need to provide safe and reliable access to freight land uses and major intermodal freight facilities, promote the use of information technologies to foster the most efficient movement of freight and preserve industrial land uses in proximity to existing freight corridors.

**The Atlanta Region's Plan Unified Growth Policy Map (UGPM):** The UGPM provides direction for future growth based on the Areas and Places within the region. Regional Town Centers are located in the area southwest of Wendell Drive. Regional Centers reflect concentrated uses that have generally defined boundaries. Regional Centers typically have 10,000 jobs or more in approximately four square miles. This project is located where there is high concentrations of logistics or industrial uses. Therefore, special attention should be given to reducing the impacts projects have on the existing logistics/industrial uses.

This project will consist of 2.297 acres lot for 20-25 truck parking. Access is proposed onto Oakley Industrial Boulevard and to the rear on Harris Road. The existing facility consists of 185 full truck parking on a surface lot and 30 bobtail trucks on a small gravel lot. The facility includes a convenience store with trucker and travel amenities, fast food diner, four tenant of small commercial services, carwash, 16 fueling positions for cars and 7 fueling stations for trucks.

#### **TAMD Comments & Recommendations:**

- Based on the trip generation of 188 net new truck trips per day, the City and applicant should consider potential impacts, including safety, on the Last Mile Connectivity/Joint Bike-Ped Facilities at West Broad Street from Smith Street to SR 138 in the City of Fairburn.
- According to the Atlanta Regional Freight Mobility Plan, adopted in 2016, the Fairburn study area has nine block groups meeting at least one Environmental Justice (EJ) criterion. The City and applicant should consider potential community and environmental impacts to the Fairburn study area.



## Developments of Regional Impact

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### DRI #2588

#### 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: Linda Abaray  
Telephone: 770-964-2244  
E-mail: labaray@fairburn.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: Fairburn Travel Center  
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 7860 Senoia Road  
Brief Description of Project: Rezoning/expansion of an existing truck stop. The current zoning does not permit a truck stop as a use. The rezoning is to bring the existing use into compliance with the current zoning ordinance. The applicant is proposing a 2.29 acre expansion (25 truck spaces and 14 standard spaces) and curb cut along Oakley Industrial Blvd. The entire rezoning will cover 16.883 acres.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input checked="" 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.): 16.883 acre, truck parking, truck service center, gas pumps, convenient store

Developer: W&W Realty Co.,LLP

Mailing Address: 41 Dodd Street

Address 2:

City:Fairburn State: Ge Zip:30213

Telephone: 770-964-6125

Email: JDavis@greenoilco.com

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

If yes, property owner:

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

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

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



If yes, provide the following information: Project Name:  
Project ID:

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

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

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

If yes, what percent of the overall project does this project/phase represent? 13%

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

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## Developments of Regional Impact

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### DRI #2588

#### 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: Linda Abaray  
Telephone: 770-964-2244  
Email: labaray@fairburn.com

#### Project Information

Name of Proposed Project: Fairburn Travel Center  
DRI ID Number: 2588  
Developer/Applicant: W&W Realty Co.,LLP  
Telephone: 770-964-6125  
Email(s): JDavis@greenoilco.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.)  
☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: \$500,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$13,700

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: City of Fairburn

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .0053

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site: City of Fairburn

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .0042

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 188 trips/day

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:

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? None

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 68%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Existing retention pond (19,000 square feet). Pond capacity will be assessed during application for a land disturbance or building permit.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas?

☐ (not selected) ☐ Yes ☒ No
3. Wetlands?

☐ (not selected) ☐ Yes ☒ No
4. Protected mountains?

☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors?

☐ (not selected) ☐ Yes ☒ No
6. Floodplains?

☐ (not selected) ☐ Yes ☒ No
7. Historic resources?

☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources?

☐ (not selected) ☐ Yes ☒ No

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

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