

DATE: February 14, 2018

ARC REVIEW CODE: R1801291

TO: Mayor Vince Williams, City of Union City
ATTN TO: Ellis Still, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact (DRI) Review



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Original on file

The Atlanta Regional Commission (ARC) has completed a 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 final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Hillwood Hall Road Site (DRI 2767)

Submitting Local Government: City of Union City

Review Type: Development of Regional Impact **Date Opened:** Jan. 29, 2018 **Date Closed:** Feb. 13, 2018

Description: This DRI is in the City of Union City, on approximately 57 acres northwest of the intersection of Campbellton–Fairburn Road (SR 92) and South Fulton Parkway, south of Hall Road. The project is proposed to consist of 572,000 SF of high-cube warehouse/distribution space in one building. Site access is proposed via two site driveways: the primary driveway (for trucks and employee vehicles) on SR 92 at Thompson Road, and a restricted truck use driveway (for employee vehicles only) on Hall Road. The projected buildout year is 2019. The local trigger for this review is a land disturbance permit application. This site was reviewed in 2003–2004 as part of a larger DRI known as Chattahoochee Village II.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Rural Area of the region. Developing Rural Areas, together with Rural Areas, are the least developed areas of the region. Developing Rural Areas are being planned for new development, while Rural Areas are planned to see limited or no growth. Both of these areas may have limited infrastructure and services. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. RDG information and recommendations for Developing Rural Areas are listed at the bottom of these comments.

This DRI appears to manifest some aspects of regional policy in that it is in relatively close proximity to existing warehouse/distribution facilities along South Fulton Parkway to the east, offering the potential for efficiencies in freight movement. It also offers connectivity for regional freight movement through its direct access to SR 92, connecting to Douglas County and I-20 to the north, and connecting to SR 138, Roosevelt Highway/US 29 and I-85 to the south. The project also features a nature trail following the stream in the southeast corner of the property.

The project could further support The Atlanta Region's Plan if it incorporated other aspects of regional policy, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) in parking areas and site driveways, and as part of any improvements to site frontages. In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas on the site. This framework can offer the potential for safe internal site circulation for employees on foot or by another alternative mode. Along these lines, ARC also encourages the City and the applicant team to explore crosswalks or other forms of bike/pedestrian connectivity to the retail development on the east side of SR 92. This would

offer workers access to certain daytime needs (meals, goods, etc.) without adding car trips to the road network.

The intensity of this DRI generally aligns with the RDG's recommended range of densities and building heights in Developing Rural Areas. In terms of land use, the project is similar to nearby warehouse/distribution space to the east and is in an area of the region that is experiencing demand for the development of these types of facilities. However, many areas around this site are predominated by forested/conservation land or low-density residential uses, including many areas and properties that are outside of Union City, e.g., the City of South Fulton, among others. Union City leadership and staff, along with the applicant team, should therefore collaborate to ensure sensitivity to nearby local governments, land uses and natural resources to the greatest extent possible.

Additional comments from ARC staff, along with external comments received during the review, are included in this report.

Further to the above, regional policy recommendations for Developing Rural Areas include:

- Maintain rural road characteristics and protect scenic corridors
- Implement conservation design and development as appropriate in new residential neighborhoods
- Develop opportunities for heritage, recreation, and agriculturally-based tourism initiatives
- Identify areas to preserve as future large parks or conservation areas and create partnerships and dedicated funding sources for land conservation activities
- Identify opportunities for the development of rural broadband technology

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF TRANSPORTATION
AEROTROPOLIS ATLANTA CIDS
CITY OF EAST POINT
CITY OF SOUTH FULTON

ARC TRANSPORTATION ACCESS & MOBILITY
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF CHATTAHOOCHEE HILLS
CITY OF FAIRBURN
DOUGLAS COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
CITY OF COLLEGE PARK
CITY OF PALMETTO

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

HILLWOOD HALL ROAD SITE DRI
City of Union City
ARC Natural Resources Group Review Comments

February 1, 2018

Watershed and Stream Protection

The project site is in the Deep Creek watershed, which is within the Chattahoochee River Watershed, but it is not within the 2000-foot Chattahoochee River Corridor of the Metropolitan River Protection Act. Deep Creek enters the Chattahoochee downstream of the portion of the river that serves as a water supply source in the Atlanta Region.

Both the USGS coverage for the project area and the submitted site plan show a blue-line tributary to Line Creek, which is a tributary to Deep Creek, in the southeastern corner of the project property. Near the intersection of Highway 92 and South Fulton Parkway. The site plan also shows two intermittent streams branching off the mapped blue-line stream. The site plans show three dashed lines along all the indicated streams. Although they are not identified, they appear to show the 25-foot State sedimentation and erosion control buffer as well as the 50-foot stream buffer and 75-foot impervious setback required by the Union City Stream Buffer Protection Ordinance. The buffers should be labelled for clarity. The only intrusions into the buffers shown on the plans are a nature trail and the stream crossing of the entrance to the project, both of which are allowed under the City ordinance. Any unmapped waters of the state may also be subject to the state 25-foot sedimentation and erosion control buffer requirements.

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, 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) 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.

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, January 30, 2018 10:08 AM
To: Andrew Smith
Cc: Brian, Steve; Edmisten, Colette; Comer, Carol
Subject: RE: ARC DRI Review Notification: Hillwood Hall Road Site (DRI 2767)
Attachments: ARC Preliminary Report - Hillwood Hall Road Site DRI 2767.pdf

Andrew,

The proposed development consisting of 572,000 SF of high-cube warehouse/distribution space in one building, is located less than 10 miles west of Hartsfield-Jackson Atlanta International Airport (ATL), but is not an obstruction to any FAA Part 77 surface, and does not appear to impact the airport.

However, the proposed construction is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with CFR Title 14 Part 77.9, requests that you file. 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 120 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with any airport and advise the proponent if any action is necessary.

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
M: 404-660-3394 | F: 404-631-1935 | E: achood@dot.ga.gov

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

From: Andrew Smith [mailto:ASmith@atlantaregional.org]
Sent: Monday, January 29, 2018 6:47 PM
To: VanDyke, Cindy <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Lawrence, Roshni R <RoLawrence@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Zahul, Kathy <kzahul@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; Regis, Edlin <eregis@dot.ga.gov>; Woods, Chris N. <cwoods@dot.ga.gov>; Johnson, Lankston <lajohnson@dot.ga.gov>; Boone, Eric <eboone@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; jud.turner@gaepd.org; chuck.mueller@dnr.state.ga.us; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Kirsten Mote <kmote@aerocids.com>; sreecy@aerocids.com; michael.morton@chatthillsga.us; aclement@tcfatl.com; Nigel Roberts <nroberts@eastpointcity.org>; Angela Blatch <ablatch@EastPointCity.org>; flee@eastpointcity.org; tpeeks@fairburn.com; Brendetta Walker <bwalker@fairburn.com>; whshell@citypalmetto.com; 'hanson@citypalmetto.com' <hanson@citypalmetto.com>; philip.etiwe@cityofsouthfultonga.gov; Shayla Reed <Shayla.Reed@cityofsouthfultonga.gov>; brianna.rindge@cityofsouthfultonga.gov; planning@co.douglas.ga.us; mvalentin@co.douglas.ga.us; Ellis Still <estill@unioncityga.org>; Maurice Ungaro <mungaro@unioncityga.org>; Maureen McDonnell <mmcdonnell@maai.net>; Chris Kingsbury <ckingsbury@maai.net>; todd.parker@hillwood.com; Martin, Scott <Scott.Martin@hillwood.com>; Randy Parker <rparker@calyxengineers.com>; sgardner@eberly.net; speek@eberly.net

Cc: Community Development <CommunityDevelopment@atlantaregional.org>; Mike Alexander <MAlexander@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Marquitrice Mangham <MMangham@atlantaregional.org>; Audrey Johnson <AuJohnson@atlantaregional.org>; Daniel Studdard <DStuddard@atlantaregional.org>; Ryan Ellis <REllis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>
Subject: ARC DRI Review Notification: Hillwood Hall Road Site (DRI 2767)

Development of Regional Impact (DRI) – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) has begun a Development of Regional Impact (DRI) review for **Hillwood Hall Road Site (DRI 2767)**.

This DRI is in the City of Union City on approximately 57 acres, northwest of the intersection of Campbellton-Fairburn Road (SR 92) and South Fulton Parkway and south of Hall Road. The project is proposed to consist of 572,000 SF of high-cube warehouse/distribution space in one building. Site access is proposed via two site driveways: the primary driveway (for trucks and employee vehicles) on SR 92 at Thompson Road, and a restricted truck use driveway (for employee vehicles only) on Hall Road. The projected buildout year is 2019. The local trigger for this review is a land disturbance permit application. This site was reviewed in 2003-2004 as part of a larger DRI known as Chattahoochee Village II.

As a representative of a nearby local government or other potentially affected party, we request that you or your staff review the attached ARC Preliminary Report and provide any comments to ARC on or before **Tuesday, February 13, 2018**.

You may also view the Preliminary Report and other project information by visiting the [ARC Plan Reviews webpage](#) beginning tomorrow, January 30, and entering "Hillwood Hall Road Site" in the search field at the bottom of the page.

Comments may be directed to me via email reply (asmith@atlantaregional.org) or via U.S. mail to the mailing address noted below.

For more information regarding the DRI process, please visit the [ARC DRI webpage](#).

Regards,

Andrew Smith

Principal Planner, Community Development

Atlanta Regional Commission

P | 470.378.1645

asmith@atlantaregional.org

atlantaregional.org

International Tower

229 Peachtree Street NE | Suite 100

Atlanta, Georgia 30303

Roadway fatalities in Georgia are up 33% in two years. That's an average of four deaths every single day! Many of these deaths are preventable and related to driver behavior: distracted or impaired driving, driving too fast for conditions, and/or failure to wear a seatbelt. Pledge to **DRIVE ALERT ARRIVE ALIVE**. Buckle up – Stay off the phone and mobile devices – Drive alert. Visit www.dot.ga.gov/DAAA. #ArriveAliveGA

Andrew Smith

From: Weiss, Megan J <MWeiss@dot.ga.gov>
Sent: Wednesday, January 31, 2018 7:04 AM
To: Andrew Smith
Cc: Peevy, Phillip M.; Robinson, Charles A.
Subject: FW: ARC DRI Review Notification: Hillwood Hall Road Site (DRI 2767)
Attachments: ARC Preliminary Report - Hillwood Hall Road Site DRI 2767.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Morning Andrew.

The GDOT Office of Planning has reviewed the Hillwood Hall Road Site DRI Preliminary report and show one GDOT project in the vicinity:

GDOT Project Identification No. (PI No.) 0014081 – SR 92 @ SR 14 Alt-CFI -The GDOT Project Manager for this project is Albert V. Shelby III and can be reached at 404-631-1758 or ashelby@dot.ga.gov.

For further information that may be needed concerning this review, please contact me at 404-631-1779 or mweiss@dot.ga.gov.

Thank you,

Megan Weiss, AICP
Transportation Planner III
Georgia Department of Transportation
Office of Planning-5th Floor
P:404-631-1779 E:mweiss@dot.ga.gov

From: Andrew Smith [<mailto:ASmith@atlantaregional.org>]
Sent: Monday, January 29, 2018 6:47 PM
To: VanDyke, Cindy <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Lawrence, Roshni R <RoLawrence@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Zahul, Kathy <kzahul@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; Regis, Edlin <eregis@dot.ga.gov>; Woods, Chris N. <cwoods@dot.ga.gov>; Johnson, Lankston <lajohnson@dot.ga.gov>; Boone, Eric <eboone@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; jud.turner@gapd.org; chuck.mueller@dnr.state.ga.us; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Kirsten Mote <kmote@aerocids.com>; sreecy@aerocids.com; michael.morton@chatthillsga.us; aclement@tcfatl.com; Nigel Roberts <nroberts@eastpointcity.org>; Angela Blatch <ablatch@EastPointCity.org>; flee@eastpointcity.org; tpeeks@fairburn.com; Brendetta Walker <bwalker@fairburn.com>; whshell@citypalmetto.com; 'hanson@citypalmetto.com' <hanson@citypalmetto.com>; philip.etiwe@cityofsouthfultonga.gov; Shayla Reed <Shayla.Reed@cityofsouthfultonga.gov>; brianna.rindge@cityofsouthfultonga.gov; planning@co.douglas.ga.us; mvalentin@co.douglas.ga.us; Ellis Still <estill@unioncityga.org>; Maurice Ungaro <mungaro@unioncityga.org>;

Maureen McDonnell <mmcdonnell@maai.net>; Chris Kingsbury <ckingsbury@maai.net>; todd.parker@hillwood.com; Martin, Scott <Scott.Martin@hillwood.com>; Randy Parker <rparker@calyxengineers.com>; sgardner@eberly.net; speek@eberly.net
Cc: Community Development <CommunityDevelopment@atlantaregional.org>; Mike Alexander <MAlexander@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Marquitrice Mangham <MMangham@atlantaregional.org>; Audrey Johnson <AuJohnson@atlantaregional.org>; Daniel Studdard <DStuddard@atlantaregional.org>; Ryan Ellis <REllis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>

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Regards,

Andrew Smith

Principal Planner, Community Development

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DRI #2767

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: Union City

Individual completing form: Ellis Still

Telephone: 770-515-7955

E-mail: estill@unioncityga.org

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Hillwood Hall Road Site

Location (Street Address, GPS
Coordinates, or Legal Land Lot
Description): Hwy 92 and Hall Road

Brief Description of Project: The proposed project consist of a 572,000 square foot cross dock industrial facility.

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 type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area,
etc.): 572,000

Developer: Hillwood

Mailing Address: 7000 Central Parkway

Address 2: Suite 990

City: Atlanta State: GA Zip: 30328

Telephone: 770-407-4763

Email: scott.martin@hillwood.com

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

If yes, property owner: Weingarten Realty

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

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

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

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

The initial action being requested of the local government for this project: ☐ Rezoning
☐ Variance
☐ Sewer
☐ Water
☒ Permit
☐ Other

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

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

Estimated Project Completion Dates: This project/phase: February 1, 2019
Overall project: February 1, 2019

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Developments of Regional Impact

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DRI #2767

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: Union City
Individual completing form: Ellis Still
Telephone: 770-515-7955
Email: estill@unioncityga.org

Project Information

Name of Proposed Project: Hillwood Hall Road Site
DRI ID Number: 2767
Developer/Applicant: Hillwood/Scott Martin
Telephone: 770-407-4763
Email(s): scott.martin@hillwood.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: 30,400,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 199728

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 Atlanta

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

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: Fulton County Georgia

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

0.04

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.)

92 Trips PM Peak Hour. Daily Total is 962 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:

Solid Waste Disposal

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

75

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?

47%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater retention ponds for water quality, in addition to detention ponds, will be constructed to mitigate the project's impacts on stormwater management.

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:
0.22 Acres of wetlands will be impacted by this development.

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Emily Estes, Planner, State Road & Tollway Authority

245 Peachtree Center Avenue, Suite 2200, Atlanta, GA 30303

Telephone: 404-893-6171

Email: eestes@srta.ga.gov

Re: Expedited Review Request for DRI #2767 Hillwood Hall Road Site in Union City, GA

Dear Ms. Estes,

An expedited DRI review is requested for the planned 572,000 square foot high-cube (43 feet high) warehouse/distribution center on 57.478 acres located northwest of Campbellton-Fairburn Road (SR 92) and South Fulton Parkway and southeast of Hall Road in Union City, Fulton County, Georgia. The primary vehicular access will be on SR 92 at the existing intersection with Thompson Road and a secondary access restricting truck use will be provided on Hall Road. Although the final user has not yet been determined, it is estimated that there will be approximately 150 employees and 183 trucks on site daily. Completion is planned for late 2019.

According to GRTA's Procedures and Principles for DRI Review, the proposed DRI complies with the Expedited Review Criteria in Section 3-102, Part B – Limited Trip Generation, which states "*...the land uses within the proposed DRI are such that the amount of trips generated by the development is likely to have minimal impact on the road network.*" Complying with both:

1. No more than one thousand (1,000) gross daily trips generated by the DRI..., and

3. The proposed DRI is projected to generate no more than one hundred (100) gross PM peak hour weekday trips...

The data and methodology from the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition determined the trip generation shown in the following table:

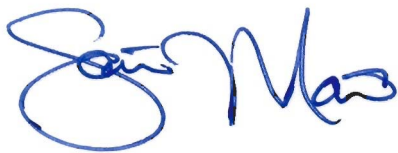
572 ksf High-Cube Warehouse Distribution Center (152 LUC)		Project Trips		
		Total	Inbound	Outbound
Personal Vehicles	Daily	596	298	298
	AM Peak Hour	37	26	11
	PM Peak Hour	71	22	49
Trucks	Daily	366	183	183
	AM Peak Hour	17	12	5
	PM Peak Hour	23	7	16
Total Trips Generated	Daily	962	481	481
	AM Peak Hour	54	38	16
	PM Peak Hour	94	29	55

Developer Applicant Contact: Scott Martin, Hillwood (770.407.4763)

Site Designer Contact: Scott Gardner, Eberly & Associates, Inc. (770.452.7849)

Traffic Engineering Contact: Randall C. Parker, CAYLYX Engineers, Inc. (770.316.1452)

Sincerely,



Scott Martin

Development Director - Hillwood

Cc: Ellis Still – Community Development Director, City of Union City, GA

Andrew Smith – Principal Planner, Community Development, Atlanta Regional Commission

