

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: January 29, 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 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: Hillwood Hall Road Site (DRI 2767)

Review Type: DRI

Submitting Local Government: City of Union City

Date Opened: Jan. 29, 2018

Deadline for Comments: Feb. 13, 2018

Date to Close: Feb. 19, 2018

**ARC may close this review on February 13, 2018 per the Expedited Review process for Limited Trip Generation, outlined in ARC's DRI Rules.*

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.

PRELIMINARY 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 the 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 may be included in the final report at the close of this review.

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>.



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: **Hillwood Hall Road Site** *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
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303
Ph. (470) 378-1645
asmith@atlantaregional.org

Return Date: *February 13, 2018*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: January 29, 2018

ARC REVIEW CODE: R1801291

TO: ARC Group Managers

FROM: Andrew Smith, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Mangham, Marquitrice

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

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

Review Type: Development of Regional Impact

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.

Submitting Local Government: City of Union City

Date Opened: January 29, 2018

Deadline for Comments: February 13, 2018

Date to Close: February 19, 2018

**ARC may close this review on February 13, 2018 per the Expedited Review process for Limited Trip Generation, outlined in ARC's DRI Rules.*

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:



Developments of Regional Impact

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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:

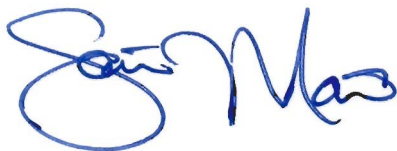
572 ksf High-Cube Warehouse Distribution Center (152 LUC)		Project Trips		
		Total	Inbound	Outbound
Personal Vehicles	Daily	596	298	298
	AM Peak Hour	37	26	11
	PM Peak Hour	71	22	49
Trucks	Daily	366	183	183
	AM Peak Hour	17	12	5
	PM Peak Hour	23	7	16
Total Trips Generated	Daily	962	481	481
	AM Peak Hour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

