


DATE: May 21, 2018

ARC REVIEW CODE: R1804301

TO: Chairman Rob Pitts, Fulton County Board of Commissioners
ATTN TO: Randy Beck, Assistant Administrator–Transportation, Public Works
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: Campbellton Site (DRI 2791)

Submitting Local Government: Fulton County

Review Type: Development of Regional Impact **Date Opened:** April 30, 2018 **Date Closed:** May 21, 2018

Description: This DRI is on approximately 240 acres in Fulton County, on the north side of Campbellton Road (SR 70/154/166), roughly 1,000 feet west of Fulton Industrial Boulevard (SR 70). The project is proposed to consist of 1,450,000 SF of warehouse/distribution space in two buildings. Site access is proposed via two driveways on Campbellton Road and one driveway on Fulton Industrial Boulevard. The estimated buildout year is 2020. The local trigger for this DRI review is a rezoning application.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs Area of the region as well as a Regional Center. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. RDG information and recommendations for both Developing Suburbs and Regional Centers are listed at the bottom of these comments.

This DRI appears to manifest aspects of regional policy in that it is in close proximity to other warehouse/distribution and industrial facilities in the Fulton Industrial Boulevard corridor/district, offering the potential for efficiencies in intraregional freight movement. It also offers connectivity for interregional and interstate freight movement through its proximity to multiple state routes that intersect with I-20 in multiple locations to the north as well as I-285 to the east. Additionally, the project connects to the existing road network via access points on two different site frontages.

The project can further support The Atlanta Region's Plan in general by incorporating 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.

The intensity of this DRI generally aligns with the RDG's recommended range of densities and building heights in Developing Suburbs. In terms of land use, the project is similar to nearby warehouse/distribution and industrial facilities farther north along Fulton Industrial Boulevard, and it is in a part of the region that is experiencing demand for the development and redevelopment of these types of facilities. However, given that this property is at the southern end of the Fulton Industrial Boulevard corridor/district (including the

corresponding Regional Center on the ARC UGPM), many areas near the site – especially to the west, south and east – are predominated by single family residential uses, undeveloped/forested land, and small homesteads. This includes areas and properties in other jurisdictions, e.g., the City of South Fulton, Douglas County, and the City of Douglasville. Fulton County leadership and staff, along with the development team, should therefore collaborate to ensure maximum sensitivity to nearby local governments, natural resources and land uses.

Additional ARC staff comments related to transportation and water resources, along with external comments received during the review period, are included in this report.

Further to the above, Developing Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. General policy recommendations 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

Further to the above, Regional Centers are metro Atlanta's centers for employment, shopping and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit. Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs. Some Regional Centers may have high concentrations of logistics or industrial uses. The retention of these uses is a key regional strategy. While some housing and other uses can be added, special attention should be given to reducing the impacts these will have on the existing logistics/industrial uses. Regional policy recommendations for Regional Centers include:

- Prioritize preservation, expansion and access to existing and planned transit systems and improve the quality and aesthetics of existing facilities.
- Incorporate appropriate end-of-trip facilities, such as bicycle racks and showers/locker rooms, within new and existing development.
- Enhance mobility and accessibility for all by creating Complete Streets that accommodate all modes of transportation.
- Encourage active ground floor, pedestrian-scale design and pedestrian amenities in new development and redevelopment of existing sites.
- Work toward improving the jobs-housing imbalance in Regional Centers and promote housing options to accommodate multiple household sizes and price points in close proximity to jobs.
- Use alternative designs and materials to minimize impervious surfaces to the greatest possible extent.

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF ATLANTA
CITY OF SOUTH FULTON
DOUGLAS COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF CHATTAHOOCHEE HILLS
CITY OF UNION CITY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
CITY OF DOUGLASVILLE
COBB COUNTY

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>.

Andrew Smith

From: McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>
Sent: Wednesday, May 2, 2018 10:56 AM
To: Andrew Smith
Cc: Peevy, Phillip M.; Robinson, Charles A.; DeNard, Paul
Subject: RE: ARC DRI Review Notification: Campbellton Site (DRI 2791)

Good Afternoon Andrew,

GDOT Office of Planning has reviewed the Campbellton Site (DRI 2791) Preliminary report and show no GDOT projects in the vicinity.

For further information that may be needed concerning this review, please contact Johnathan G. McLoyd at 404-631-1774 or jomcloyd@dot.ga.gov.

Best,

Johnathan G. McLoyd

Begin forwarded message:

From: "Andrew Smith" <ASmith@atlantaregional.org>
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>, "Peevy, Phillip M." <PPeevy@dot.ga.gov>, "Robinson, Charles A." <chrobinson@dot.ga.gov>, "Weiss, Megan J" <MWeiss@dot.ga.gov>, "Delgadillo Canizares, Marlene V." <mcanizares@dot.ga.gov>, "Comer, Carol" <ccomer@dot.ga.gov>, "Hood, Alan C." <ahood@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" <eeestes@srta.ga.gov>, "Parker Martin" <PMartin@srta.ga.gov>, "'DRI@grta.org'" <DRI@grta.org>, "Jon West" <jon.west@dca.ga.gov>, "chuck.mueller@dnr.state.ga.us" <chuck.mueller@dnr.state.ga.us>, "Greg Floyd" <gfloyd@itsmarta.com>, "Sidifall, Janide" <jsidifall@AtlantaGa.Gov>, "Forte, Monique B." <MBForte@AtlantaGa.Gov>, "dpcd-jdowdy@atlantaga.gov" <dpcd-jdowdy@atlantaga.gov>, "Morgan, Jason" <JMorgan@AtlantaGa.Gov>, "Washington, James" <JWashington@AtlantaGa.Gov>, "Kedir, Nursef" <nkdir@AtlantaGa.Gov>, "Charletta Wilson Jacks" <cjacks@atlantaga.gov>, "Jessica Lavandier" <jlavandier@atlantaga.gov>, "colteanu@atlantaga.gov" <colteanu@atlantaga.gov>, "michael.morton@chatthillsga.us" <michael.morton@chatthillsga.us>, "Wright, Michelle" <wrightm@douglasvillega.gov>, "hooperd@douglasvillega.gov" <hooperd@douglasvillega.gov>, "Shayla Reed" <Shayla.Reed@cityofsouthfultonga.gov>, "Brianna Rindge" <Brianna.Rindge@cityofsouthfultonga.gov>, "Ellis Still" <estill@unioncityga.org>, "Giavani Smith" <gsmith@unioncityga.org>, "Dana Johnson" <dana.johnson@cobbcounty.org>, "John.Pederson@cobbcounty.org" <John.Pederson@cobbcounty.org>, "Gaines, Jason" <Jason.Gaines@cobbcounty.org>, "Diaz, Amy"

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Cc: "Community Development" <CommunityDevelopment@atlantaregional.org>, "Mike Alexander"
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"Ryan Ellis" <REllis@atlantaregional.org>, "Jim Santo" <JSanto@atlantaregional.org>, "Jim Skinner"
<JSkinner@atlantaregional.org>

Subject: ARC DRI Review Notification: Campbellton Site (DRI 2791)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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 **Campbellton Site (DRI 2791)**.

This DRI is on approximately 240 acres in Fulton County, on the north side of Campbellton Road (SR 70/154/166), roughly 1,000 feet west of Fulton Industrial Boulevard (SR 70). The project is proposed to consist of 1,450,000 SF of warehouse/distribution space in two buildings. Site access is proposed via two driveways on Campbellton Road and one driveway on Fulton Industrial Boulevard. The estimated buildout year is 2020. The local trigger for this DRI review is a rezoning application.

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 on the DRI to ARC on or before **May 15, 2018**.

You may also view the Preliminary Report and other project information by visiting the [ARC Plan Reviews webpage](#) beginning tomorrow, May 1, and entering "Campbellton Site" in the search field at the bottom of the page.

Comments may be directed to me via email to asmith@atlantaregional.org or via U.S. mail to the address noted in my signature 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

There's road work ahead. And roadway work zones are hazardous for workers and the public. In fact, most victims in work zone crashes are drivers or passengers. Work zone safety is everybody's responsibility - pay attention – slow down – watch for workers - expect the unexpected. And whenever you drive, always **Drive Alert Arrive Alive** - buckle up; stay off the phone and no texting. Visit www.dot.ga.gov.

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, May 15, 2018 1:42 PM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette; Kleine, Tracie; douglas.barrett@fultoncountyga.gov; Pinnix, Jason; david.clark@fultoncountyga.gov
Subject: RE: ARC DRI Review Notification: Campbellton Site (DRI 2791)
Attachments: ARC Preliminary Report - Campbellton Site - DRI 2791.pdf

Andrew,

The proposed DRI is on approximately 240 acres in Fulton County, on the north side of Campbellton Road (SR 70/154/166), roughly 1,000 feet west of Fulton Industrial Boulevard (SR 70). The project is proposed to consist of 1,450,000 SF of warehouse/distribution space in two buildings. It is located approximately 7.5 miles south west of Fulton County – Brown Field (FTY), and is located outside any of their FAA approach or departure surfaces, and compatible land use areas, and does not appear to impact the airport.

However the proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception, so 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 the airports and advise the proponent if any action is necessary.

I have copied Doug Barrett with Fulton County Airport – Brown Field (FTY) on this email.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308
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, April 30, 2018 5:33 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>; Delgadillo Canizares, Marlene V. <mcanizares@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>; chuck.mueller@dnr.state.ga.us; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Sidifall, Janide <jsidifall@AtlantaGa.Gov>; Forte, Monique B. <MBForte@AtlantaGa.Gov>; dpcd-jdowdy@atlantaga.gov; Morgan, Jason <JMorgan@AtlantaGa.Gov>; Washington, James <JWashington@AtlantaGa.Gov>; Kedir, Nursef <nkedir@AtlantaGa.Gov>; Charletta Wilson Jacks (cjacks@atlantaga.gov) <cjacks@atlantaga.gov>; Jessica Lavandier (jlavandier@atlantaga.gov) <jlavandier@atlantaga.gov>; colteanu@atlantaga.gov; michael.morton@chatthillsga.us;

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Cc: Community Development <CommunityDevelopment@atlantaregional.org>; Mike Alexander <MAlexander@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Marquitrice Mangham <MMangham@atlantaregional.org>; Andrew Spiliotis <ASpiliotis@atlantaregional.org>; Ryan Ellis <REllis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>
Subject: ARC DRI Review Notification: Campbellton Site (DRI 2791)

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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 on the DRI to ARC on or before **May 15, 2018**.

You may also view the Preliminary Report and other project information by visiting the [ARC Plan Reviews webpage](#) beginning tomorrow, May 1, and entering "Campbellton Site" in the search field at the bottom of the page.

Comments may be directed to me via email to asmith@atlantaregional.org or via U.S. mail to the address noted in my signature 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

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International Tower

229 Peachtree Street NE | Suite 100

Atlanta, Georgia 30303

There's road work ahead. And roadway work zones are hazardous for workers and the public. In fact, most victims in work zone crashes are drivers or passengers. Work zone safety is everybody's responsibility - pay attention – slow down – watch for workers - expect the unexpected. And whenever you drive, always **Drive Alert Arrive Alive** - buckle up; stay off the phone and no texting. Visit www.dot.ga.gov.

CAMPBELLTON LOGISTICS CENTER DRI
Fulton County
ARC Natural Resources Group Comments
April 26, 2018

Metropolitan River Protection Act and Chattahoochee Corridor Plan

A portion of the project property is within the 2000-foot Chattahoochee River Corridor and development within that area is subject to the requirements of the Metropolitan River Protection Act and the Chattahoochee Corridor Plan. Most of the proposed project is shown outside of the Corridor on the submitted site plan. The only development shown in the Corridor is a portion of the parking lot behind the “Cross Dock” building, an access drive and a stormwater management area. The Corridor portion of the property has not been submitted for review for consistency with the Chattahoochee Corridor Plan. It must be reviewed for consistency with all applicable Corridor Plan Standards before any land disturbance or construction in the Corridor can start. The portion of the property that is outside the 2000-foot Corridor is not subject to Corridor Plan requirements and is not subject to Corridor review.

Watershed Protection and Stream Buffers

The entire project property is within in the Chattahoochee River Corridor watershed. As this property is downstream of Peachtree Creek, it is in the portion of the Corridor Watershed that is not classified as a water supply watershed, so no Part 5 Water Supply Watershed Criteria apply. The USGS coverage for the project area shows no blue line streams on the project property. The site plan shows two non-blue line streams running through the center of the property, where they join into one stream. The 75-foot County stream buffer is shown on all these streams. Any work within the buffers will be subject to the requirements of the County ordinance. Any unmapped streams on the property that meet the County ordinance criteria will be also be subject to the County’s stream buffer ordinance requirements. All streams, as well as all state waters are also subject to the State Sediment and Erosion Control 25-foot buffer and its 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, 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.

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.

We would also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Consider using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Consider using pervious concrete or other pervious materials in parking areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Consider including rainwater capture in the project design to provide for landscape irrigation during dry periods.

Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

DRI INFORMATION

DRI Number #2791
DRI Title Campbellton Site
County Fulton County
City (if applicable)
Address / Location The site is located approximately 1000 feet west of the northwest corner of SR 70 (Fulton Industrial Boulevard) & SR 154/92 (Campbellton Road)

Proposed Development Type:

Industrial development on +/-240 acres consisting of four buildings with 1,450,000 SF of warehousing space

Review Process ☒ EXPEDITED
☐ NON-EXPEDITED

REVIEW INFORMATION

Prepared by ARC Transportation Access and Mobility Division
Staff Lead Marquitrice Mangham
Copied [Click here to enter text.](#)
Date April 25, 2018

TRAFFIC STUDY

Prepared by Kimley Horn
Date April 24, 2018

REGIONAL TRANSPORTATION PLAN PROJECTS

- 01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

☒ YES *(provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)*

The traffic analysis references page 24 for programmed projects. Appendix F of the Traffic analysis contact programmed project fact sheets.

☐ NO *(provide comments below)*

REGIONAL NETWORKS

- 02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?**

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☒ YES *(identify the roadways and existing/proposed access points)*

The development proposes two site access points on SR 154/92 Campbellton Road and one access point on SR 70, both regional thoroughfares

03. Will the development site be directly served by any roadways identified as Regional Truck Routes?

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO

☒ YES (*identify the roadways and existing/proposed access points*)

Site access is proposed on SR 70 (Fulton Industrial Boulevard, a designated truck route.

04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (*nearest station more than one mile away*)

☐ RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

[Click here to enter name of operator and rail line](#)

Distance*

☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

Bicycling Access*

- ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity
- ☐ Low volume and/or low speed streets provide connectivity
- ☐ Route follows high volume and/or high speed streets
- ☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

Transit Connectivity

- ☐ Fixed route transit agency bus service available to rail station
- ☐ Private shuttle or circulator available to rail station
- ☐ No services available to rail station
- ☐ Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

** Following the most direct feasible walking or bicycling route to the nearest point on the development site*

05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.

- ☐ NOT APPLICABLE (rail service already exists)
- ☐ NOT APPLICABLE (accessing the site by transit is not consistent with the type of development proposed)
- ☒ NO (no plans exist to provide rail service in the general vicinity)
- ☐ YES (provide additional information on the timeframe of the expansion project below)
 - ☐ CST planned within TIP period
 - ☐ CST planned within first portion of long range period
 - ☐ CST planned near end of plan horizon

[Click here to provide comments.](#)

06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)

☐ SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s) [Click here to enter name of operator\(s\).](#)

Bus Route(s) [Click here to enter bus route number\(s\).](#)

Distance* ☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access* ☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

Bicycling Access* ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☐ Low volume and/or low speed streets provide sufficient connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

MARTA bus route 73 stops 1.5 miles north of the site, providing the nearest service.

* Following the most direct feasible walking or bicycling route to the nearest point on the development site

07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.

☐ NO

☒ YES

MARTA

08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.

Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (nearest path or trail more than one mile away)

☐ YES (provide additional information below)

Name of facility

Click here to provide name of facility.

Distance

☐ Within or adjacent to development site (0.10 mile or less)

☐ 0.15 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

Bicycling Access*

☐ Dedicated lanes or cycle tracks provide connectivity

☐ Low volume and/or low speed streets provide connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

* Following the most direct feasible walking or bicycling route to the nearest point on the development site

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?

The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☐ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☒ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☐ OTHER (Please explain)

[Click here to provide comments.](#)

10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.

- ☐ YES (sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network)
- ☐ PARTIAL (some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct)
- ☐ NO (walking and bicycling facilities within the site are limited or nonexistent)
- ☒ NOT APPLICABLE (the nature of the development does not lend itself to internal walking and bicycling trips)
- ☐ OTHER (Please explain)

[Click here to provide comments.](#)

11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?

The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☐ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☐ NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- ☐ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☐ NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- ☒ NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

Bicycle and pedestrian facilities do not currently exist along roadways adjacent to the development site. Sidewalks and bicycles facilities are proposed as a part of the development.

12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.

- ☐ YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- ☐ PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- ☒ NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- ☐ NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

All site access points allow for the both vehicle and freight access.

RECOMMENDATIONS

13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?

- ☐ UNKNOWN *(additional study is necessary)*
- ☒ YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*
- ☐ NO *(see comments below)*

Click here to enter text.

14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?

- ☒ NO *(based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)*
- ☐ YES *(see comments below)*

Click here to enter text.

15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

A sidewalk currently exists along the west side of SR 70 and ends on SR 154/92, west of its intersection with SR 70. This sidewalk should be extended/developed along SR 154/92 adjacent to the site.



Developments of Regional Impact

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DRI #2791

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: Fulton

Individual completing form: Randy Beck

Telephone: 404-612-8053

E-mail: randy.beck@fultoncountygga.gov

*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: Campbellton Site

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Located north of Campbellton Road (SR 154) and west of Fulton Industrial Blvd. (SR 70). District 9C,

Brief Description of Project: Industrial Warehousing - Construction of 2 buildings that total approximately 1,500,000 sq.ft. of warehouse distribution 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.): 2 buildings; approximately 1,500,000 sq.ft.

Developer: Taylor & Mathis, Inc.

Mailing Address: 400 Interstate North Parkway

Address 2: Suite 850

City: Atlanta State: GA Zip: 30339

Telephone: 770-795-1330

Email: mirby@taylormathis.com

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

If yes, property owner: Meridian Brick, LLC

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: 2020
Overall project: 2020

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DRI #2791

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: Fulton
Individual completing form: Randy Beck
Telephone: 404-612-8053
Email: randy.beck@fultoncountygga.gov

Project Information

Name of Proposed Project: Campbellton Site
DRI ID Number: 2791
Developer/Applicant: Taylor & Mathis, Inc.
Telephone: 770-795-1330
Email(s): mirby@taylormathis.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: \$70,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$710,000

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: Fulton County Water Resources

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

0.115 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 Water Resources

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

0.114 MGD

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: Yes, pending final verification from Fulton County

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.) Approximately: 2,336 net daily trips; 199 trips AM Peak, 202 trips PM peak

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: Please refer to the Traffic Study performed by Kimley-Horn and Associates.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1500 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:

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

46%

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Combination of multiple proposed and existing stormwater management facilities designed per latest GA Stormwater Management Manual will mitigate the project impact 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

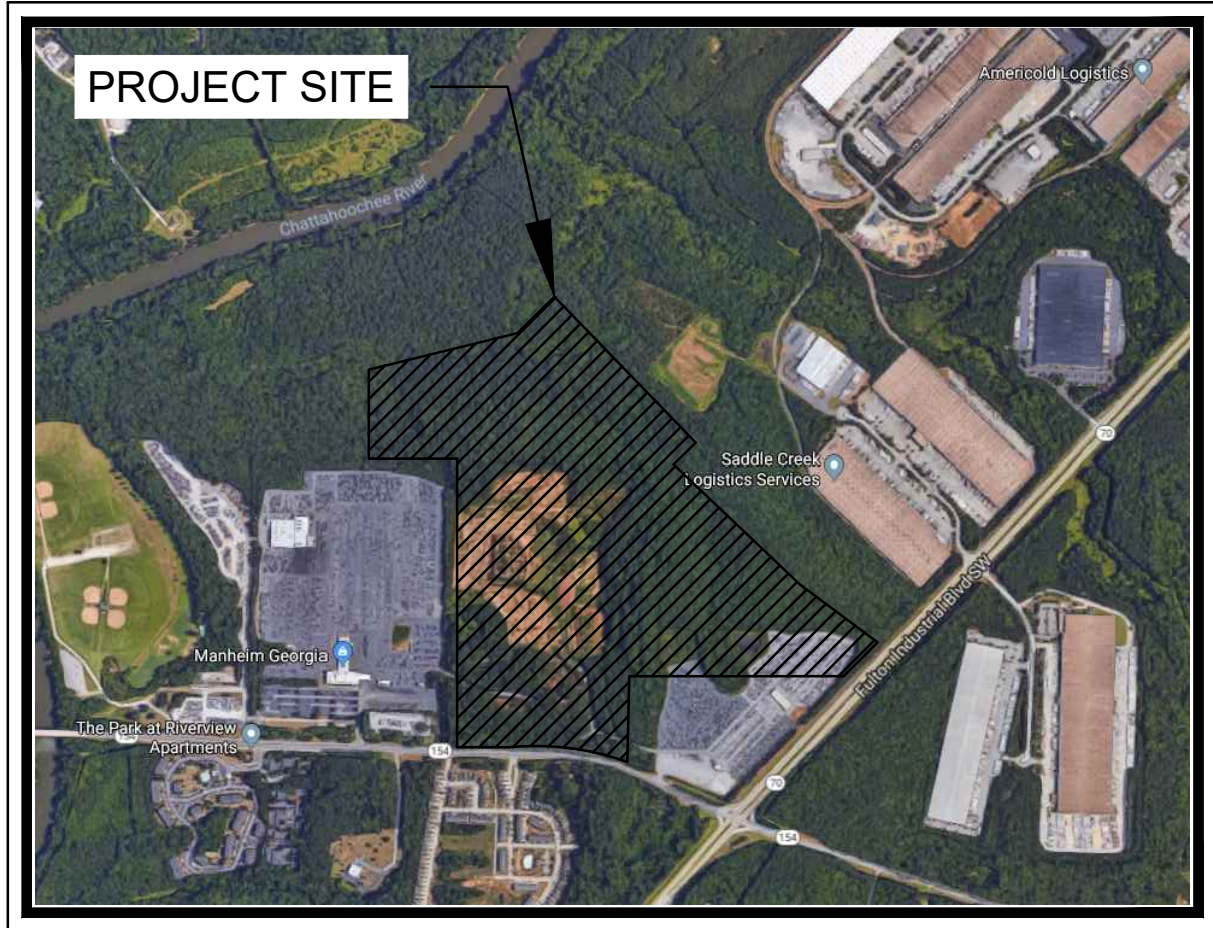
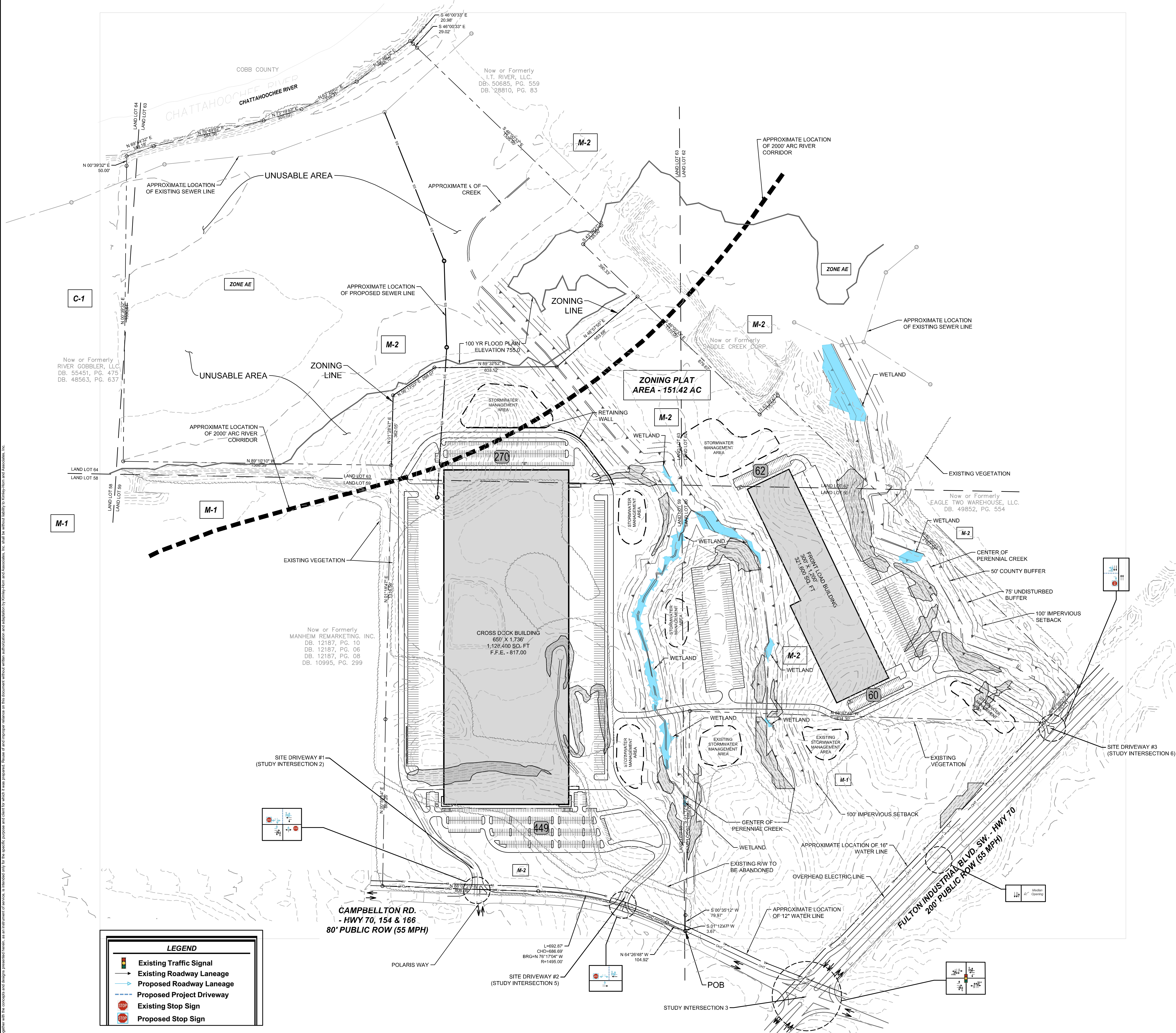
If you answered yes to any question above, describe how the identified resource(s) may be affected:
Existing wetlands will not be affected by proposed development. Proposed development will be designed per requirements of the Atlanta Regional Commission for the Chattahoochee River protected corridor.

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Plotted By: Doshnevsy, Siello Street Set: K:\ALP_PRA\0000000000_CampbelltonRoad\CAD\PlanSheets\DR1-00 - SITE PLAN.dwg
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VICINITY MAP



SITE PLAN LEGEND:

- PROPERTY LINE
- STREAM BUFFER LINE/SETBACK
- 10 PARKING COUNT
- OVERHEAD ELECTRIC LINE
- VEGETATION LINE
- WATER LINE
- WETLANDS
- SLOPES EXCEEDING 33% AND 10 FT

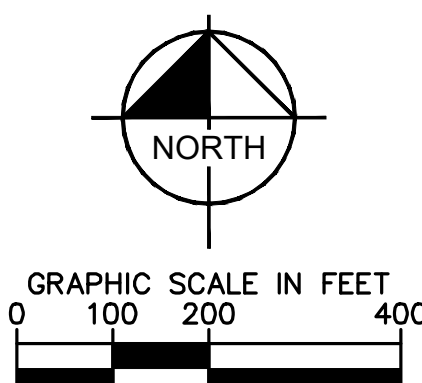
NOTES:

ZONING:	M-2
ZONING PLAT:	151.42 ACRES
TOTAL PARENT TRACT:	240.012 ACRES
BUILDING HEIGHTS:	48.0 FT.
PROPOSED USE:	WAREHOUSE/OFFICE
WAREHOUSE:	1,450,000 SF. TOTAL AREA
OFFICE:	1,406,500 SF
PARKING SPACES REQUIRED:	704 SPACES
WAREHOUSE (1 PER 2000 SF):	131 SPACES
OFFICE (3 PER 1000 SF):	835 SPACES
TOTAL PARKING SPACES:	15 SPACES
TOTAL HIC SPACES REQUIRED:	821 SPACES
HIC VAN ACCESSIBLE REQUIRED:	20 SPACES
TOTAL PARKING PROVIDED:	841 AUTOMOBILE SPACES
HIC PARKING:	821 SPACES
HIC VAN ACCESSIBLE:	20 SPACES
TRAILER STORAGE:	422 SPACES

CONTACT INFORMATION:

APPLICANT/ LAND PLANNER:	TAYLOR & MATHIS, INC. 400 INTERSTATE NORTH PARKWAY, SUITE 850 ATLANTA, GA 30339 770-795-1330 MIKE IRBY HAMILTON REYNOLDS
TRAFFIC ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC. 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 470-273-3181 JOHN WALKER
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC. 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 470-299-7045 GREG MAXEY

GEORGIA811.
Utilities Protection Center, Inc.
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PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

TAYLOR & MATHIS

400 INTERSTATE NORTH PKWY., SUITE 850
ATLANTA, GA 30339

CLIENT:

PROJECT: CAMPBELLTON LOGISTICS CENTER
FULTON COUNTY, GA

TITLE: DRI # 2791 SITE PLAN

DATE

04/06/2018

PROJECT NO.

019949000

SHEET NUMBER

DR1-00

BY

DATE

BY