

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: August 14, 2018

ARC REVIEW CODE: R1808131

TO: Mayor Eric Dial, Town of Tyrone
ATTN TO: Phillip Trocquet, Planning & Development Coordinator
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: Founders Studio & Founders Square (DRI 2830)

Review Type: DRI

Submitting Local Government: Town of Tyrone

Date Opened: August 14, 2018

Deadline for Comments: August 29, 2018

Date to Close: September 4, 2018

Description: This DRI is in the Town of Tyrone on the east side of SR 74 (Joel Cowan Parkway), south of Sandy Creek Road and north of Jenkins Road. The project is proposed to include two subareas: Founders Studio, containing approximately 462,500 SF of film studio space (five buildings at 92,500 SF each); and Founders Square, containing approximately 76,500 SF of office space, an 80-room hotel, 122 residential units (101 apartments, 21 condominiums), 183,000 SF of retail space, and 35,000 SF of restaurant space. Site access is proposed via one driveway on Sandy Creek Rd., five driveways on SR 74, and one driveway on Jenkins Rd. The local trigger for this DRI review is a rezoning application.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is primarily in the Developing Suburbs area of the region, with a portion on the east side of the site in the Developing Rural area. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. RDG information and recommendations for Developing Suburbs and Developing Rural areas are listed at the bottom of these comments.

This DRI appears to manifest certain aspects of regional policy. The plan contemplates a mixed-use development featuring significant housing, retail and employment space – with pedestrian-oriented land uses and gathering spaces in multiple locations – alongside a film studio facility. The mixed-use nature of the development offers the potential for site residents to work and shop on site, and for workers and visitors to park once or arrive via alternative transportation modes and conduct multiple trips on foot.

To capitalize on this potential, care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas. This is particularly important in terms of connections between the two sides of the site, which are oriented differently, for different user groups. Given site security needs for film studios, the studio component is naturally more self-contained and inward-facing. There is one gated connection between the studio and mixed-use components, for vehicles and pedestrians, near the rear (east side) of the site. This location is close to some of the retail/restaurant space and what appear to be upper-floor residential lofts, around the central park area. However, it is a considerable distance from the retail/restaurant node near the northwest corner of the site fronting SR 74 and Sandy Creek Road – as well as from the residential cluster in the northeast corner of the site, which is separated by a creek. The development team should explore providing another, potentially pedestrian-only, connection between the studio and mixed-use components closer to the front (west/SR 74 side) of the development. A potential

location could be the north side of Studio Building E, in alignment with the north-south roadway bisecting the central park area. This arrangement would offer studio workers additional and more direct access to pre- and post-work activities and needs (meals, shopping, entertainment, etc.) without adding car trips to the area road network. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided for residents, workers and visitors at key locations throughout the site.

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.

The DRI's land use mix appears to be generally consistent with the RDG, specifically in terms of fostering a sense of community by developing town centers, village centers or other places of centralized location. The intensity of this proposed project appears to generally align with the RDG's recommended range of densities and building heights for Developing Suburbs, although some development on the east side of the site is in Developing Rural and is slightly more intense than the RDG's recommendations for that area. In addition, many areas near the site – including to the west, north and east – are predominated by low-density residential uses and undeveloped land. This includes properties in other jurisdictions outside Tyrone, e.g., unincorporated Fayette County to the east. Town leadership and staff, along with the development team, should therefore collaborate to ensure maximum sensitivity to nearby neighborhoods, land uses, structures and natural resources.

Additional preliminary ARC staff comments, related to water resources, are included in this report. Additional ARC staff comments regarding transportation will be included in ARC's Final 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, 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. General 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 NATURAL RESOURCES
THREE RIVERS REGIONAL COMMISSION
CITY OF PALMETTO
COWETA COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & INDEPENDENCE SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF FAIRBURN
CITY OF PEACHTREE CITY
FAYETTE COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF FAYETTEVILLE
CITY OF UNION CITY

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: **Founders Studio & Founders Square** *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: *August 29, 2018*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: August 14, 2018

ARC REVIEW CODE: R1808131

TO: ARC Group Managers

FROM: Andrew Smith, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Aging and Health Resources: Perumbeti, Katie

Transportation Access and Mobility: Mangham, Marquitrice

Research and Analytics: Skinner, Jim

Name of Proposal: Founders Studio & Founders Square (DRI 2830)

Review Type: Development of Regional Impact

Description: This DRI is in the Town of Tyrone on the east side of SR 74 (Joel Cowan Parkway), south of Sandy Creek Road and north of Jenkins Road. The project is proposed to include two subareas: Founders Studio, containing approximately 462,500 SF of film studio space (five buildings at 92,500 SF each); and Founders Square, containing approximately 76,500 SF of office space, an 80-room hotel, 122 residential units (101 apartments, 21 condominiums), 183,000 SF of retail space, and 35,000 SF of restaurant space. Site access is proposed via one driveway on Sandy Creek Rd., five driveways on SR 74, and one driveway on Jenkins Rd. The local trigger for this DRI review is a rezoning application.

Submitting Local Government: Town of Tyrone

Date Opened: August 14, 2018

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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:

[illegible]

FOUNDERS STUDIO AND FOUNDERS SQUARE DRI # 2830

Town of Tyrone

ARC Natural Resources Group Review Comments

August 9, 2018

Water Supply Watershed and Stream Buffer Protection

The entire proposed project property is in two water supply watersheds. Most of the project property is in the Whitewater Creek watershed, which is a public water supply source for both the City of Fayetteville and Fayette County. The Whitewater Creek Water Supply Watershed is a small (less than 100 square mile) watershed which is a public water supply source for both Fayette County and the City of Fayetteville. A small portion of the property along Jenkins Road is within the Flat Creek Water Supply Watershed, a small (less than 100 square mile) water supply watershed which is a public water supply source for Fayette County.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. These criteria require buffers on perennial streams and limits on impervious surface. The Town of Tyrone has adopted a water supply watershed protection ordinance. The ordinance defines perennial streams as streams that are shown as perennial (solid blue line) on a USGS quad sheet. No perennial streams are shown on or near the property on the USGS coverage for the project area. The Town will need to determine if the proposed project meets all applicable requirements of its water supply watershed protection ordinance.

The USGS coverage for the project area does show one intermittent stream (dashed blue line) that extends a short distance into the property on its eastern side near Jenkins Road. It appears to be the stream shown near the area noted as "Base Camp B" on the submitted site plan. No buffers are shown along that stream. The submitted site plan shows two other streams along the eastern edge of the property. The site plan shows a 50-foot undisturbed buffer and additional 25-foot impervious setback on both of these streams, consistent with the Town's Stream Buffer Ordinance. The Town will need to determine if its ordinance also applies to the intermittent stream at the southern end of the property. All of these streams, as well as any other waters of the state on this property are also be subject to the State 25-foot Sediment and Erosion Control Buffer.

Storm Water/Water Quality

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

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) 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 also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use 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.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.



Developments of Regional Impact

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DRI #2830

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: Tyrone

Individual completing form: Phillip Trocquet

Telephone: 7708818322

E-mail: ptrocquet@tyrone.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: Founders Studio & Founders Square

Location (Street Address, GPS Geolocation: 33.501761181609545, -84.57502798334201 Corner of Sandy Creek Road & SR-74 East. Corner Coordinates, or Legal Land Lot Description):

Brief Description of Project: The proposed Founders Studios development will consist of five (5) film studio buildings at approximately 92,500 SF each (~462,000 SF total). The proposed founders Square development will consist of approximately \$476,000 SF of office, hotel, residential, retail, and restaurant land uses. Approximate use and density is detailed below.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" 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 type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 462,500 SF of Studio Space, 76,500 SF Office, 60,000 SF Hotel (~80 rooms), 21,000 SF Townhome reside

Developer: Dockery Group

Mailing Address: 103 Guthrie Way

Address 2:

City: Peachtree City State: GA Zip: 30269

Telephone: (770) 632-7716

Email: nathan@dockerygroup.com

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

If yes, property owner: Hobgood Family LP

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 This project/phase: 01/2022
Dates: Overall project: 01/2022

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DRI #2830

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: Tyrone
Individual completing form: Phillip Trocquet
Telephone: 7708818322
Email: ptrocquet@tyrone.org

Project Information

Name of Proposed Project: Founders Studio & Founders Square
DRI ID Number: 2830
Developer/Applicant: Dockery Group
Telephone: 7706327716
Email(s): nathan@dockerygroup.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: 200,000,000

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

Based on build-out value, not assessed value and after expiration of possible tax incentives from the Fayette County Development Authority: 2,311,200

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: Fayette County Water System

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

.10954

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:

Sufficient capacity exists, but there will likely need to be infrastructure improvements done to compensate for a lack of pressure.

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:

Town of Tyrone

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

.10000

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? A maximum of 350'-400' of line would be needed to connect the development to existing lines. An unknown number of feet/miles of additional sewer line would circulate throughout the development.

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.)

AM: 785 | PM: 991 | Total: 13,976

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: Traffic studies are currently under development.

Solid Waste Disposal

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

1147

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

30%

is projected to be
impervious surface once the
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: A floodplain exists on the site which necessitates that we try to utilize smaller BMP's throughout the site such as rain gardens, pervious parking/pavers, small bio-retention areas within parking lots, linear park areas, conservation areas, swales, and a few detention ponds in the large commercial areas. A full hydrology study outlining specifics will be required before a land disturbance permit can be issued.

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:
Floodplain: a-no-rise verification will be required for the flood elevation as phases are built out. Groundwater Recharge: The entire Town is classified as a groundwater recharge area (probable area of thick soils) by DCA. As site planning moves forward, measures will be taken to conserve areas of significance and prevent groundwater contamination through BMPs.

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