

DATE: May 13, 2019

ARC REVIEW CODE: R1904221

TO: Mayor Robert Price, City of Locust Grove
ATTN TO: Bert Foster, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact (DRI) Review



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Original on file

The Atlanta Regional Commission (ARC) has completed a regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Gardner 42 Expansion (DRI 2939)

Submitting Local Government: City of Locust Grove

Review Type: DRI

Date Opened: April 22, 2019

Date Closed: May 13, 2019

Description: This DRI is in the City of Locust Grove, on the west side of SR 42/US 23, north of Market Place Boulevard and east of I-75. The development plan proposes 1,670,040 SF of warehouse/distribution space in two buildings, as well as 1,863 truck/tractor-trailer parking spaces, on an approximately 217-acre site. Site access is proposed via three driveways on SR 42 and one driveway on Market Place Boulevard. The estimated full buildout year is 2020. The local trigger action for the DRI review is a land disturbance permit application. Just over half of the current site was previously reviewed as “Gardner 42” (DRI 2775) in March 2018. That DRI proposed 2,010,008 SF of warehouse/distribution space in two buildings on approximately 124 acres, with site access via two driveways on SR 42. The new, expanded project includes significantly more acreage (the newly added acres are to the north of the DRI 2775 site); a significant increase in truck parking; increased projected trip generation; and modified site access. Due to these project changes, a new DRI review is required.

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. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Suburbs areas are listed at the bottom of these comments.

This DRI manifests certain aspects of regional policy. The plan contemplates a warehouse/distribution facility, supporting regional economic development. It also offers the potential for efficiencies and connectivity in intraregional, interregional and interstate freight movement given its direct access to SR 42 and, ultimately, I-75 to the west – and its proximity to existing warehouse/distribution facilities to the north near the City of McDonough along SR 42, King Mill Road and SR 155.

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.) throughout the site in general, in parking areas, on site driveways, and as part of any improvements to site frontages. This is particularly important given the project's location in the Indian Creek watershed, a small (less than 100 square mile) water supply watershed that serves as a public water supply source for Henry County. More detailed comments on water resources are below and attached to this report. In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all proposed driveways, 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.

In addition, the development team should ensure that project driveways and associated improvements (e.g., turn lanes, deceleration lanes, etc.) are implemented in coordination with GDOT and the City of Locust Grove to safely and efficiently accommodate the DRI's projected traffic, especially trucks. This is of particular importance relative to Site Driveways A, B and C, all of which are on SR 42 and some of which (Driveways A and B) intersect with public streets (Colvin Dr. and S. Jackson St., respectively). Finally, the development should not preclude the potential future provision of interparcel access to the undeveloped parcel to the north, if warranted by future conditions.

The intensity of this DRI generally falls within with the ARC RDG's recommended development parameters for Developing Suburbs. In terms of land use, the project is in a part of the region that is experiencing demand for warehouse/distribution development. The site is in relatively close proximity to existing warehouse/distribution uses to the north near McDonough along SR 42, King Mill Rd. and SR 155. However, many areas adjacent to and near the site – particularly to the west, north and east – are unlike this DRI in that they are predominated by undeveloped or forested land, small farms and homesteads, and low-density residential uses. This includes areas and properties outside the City of Locust Grove's jurisdiction (e.g., unincorporated Henry County to the east). In view of all of these factors, it will be critical for Locust Grove leadership and staff, along with the applicant team, to collaborate to the greatest extent possible, to ensure maximum sensitivity and to mitigate potential impacts to nearby local governments, neighborhoods, natural resources and land uses.

Additional ARC staff comments, along with external comments received from contacted parties during the review period, are attached to this report. External comments were received from GDOT Intermodal staff, relative to freight rail activities parallel to the SR 42 corridor, in the vicinity of this project. As mentioned above, ARC staff comments include the fact that the proposed project is within the Indian Creek Water Supply Watershed, a small (less than 100 square mile) watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. It is a public water supply source for the Henry County. Locust Grove has a protection ordinance for water supply watersheds in the City, including Indian Creek. All development in the Indian Creek Watershed, including this project, is subject to all applicable requirements of the City's Watershed District Ordinance. The USGS coverage for the project area shows two blue line streams crossing the northern portion of the property joining into one stream near the northwestern portion of the property. The USGS coverage also shows a pond at the southern end of the property that appears to be the headwaters of blue-line stream that starts south of the property. However, the pond is not visible in aerial photos of the area. The submitted site plan shows the streams in the northern portion of the property. Both the City's stream buffers and the 25-foot State Erosion and Sedimentation Act buffer are shown on all streams on the property. One road crossing of one stream is shown in the northwest corner of the property. Otherwise no structure, parking area road or stormwater facility is shown as intruding on any mapped stream buffer. The road crossing and any other intrusions not shown on the plans will be subject to the requirements of the Locust Grove Stream Buffer Ordinance as well as the 25-foot State Erosion and Sedimentation Act buffer. Any unmapped streams on the property may also be subject to the Locust Grove Stream Buffer Ordinance as well as the 25-foot State Erosion and Sedimentation Act buffer. All waters of the state on the property are subject to the 25-foot State Erosion and Sedimentation Act buffer.

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

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF HAMPTON
BUTTS COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & INDEPENDENCE SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA SOIL & WATER CONSERVATION COMMISSION
CITY OF McDONOUGH
SPALDING COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GEORGIA REGIONAL TRANSPORTATION AUTHORITY
HENRY COUNTY
THREE RIVERS REGIONAL COMMISSION

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>.



Developments of Regional Impact

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DRI #2939

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: Locust Grove
 Individual completing form: Bert Foster
 Telephone: 770-692-2322
 E-mail: bfoster@locustgrove-ga.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: Gardner 42 Expansion
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 3090 & 3150 GA-42, Locust Grove, GA 30248
 Brief Description of Project: Two industrial buildings intended for warehouse/distribution totaling 1,670,040 SF on approximately 217 acres

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input 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 totaling 1,670,040 sf

Developer: Scannell Properties

Mailing Address: 294 Grove Lane East

Address 2: Suite 140

City: Wayzata State: MN Zip: 55391

Telephone: 763-331-8853

Email: danielm@scannellproperties.com

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

If yes, property owner: The Farmers Bank

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: Gardner 42
Project ID: 2775

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

- ☐ Rezoning
- ☐ Variance
- ☐ Sewer
- ☐ Water
- ☒ Permit
- ☒ Other LDP and Landscape plan approval

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: 2020
Dates: Overall project: 2020

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DRI #2939

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: Locust Grove
Individual completing form: Bert Foster
Telephone: 770-692-2322
Email: bfoster@locustgrove-ga.gov

Project Information

Name of Proposed Project: Gardner 42 Expansion
DRI ID Number: 2939
Developer/Applicant: Scannell Properties
Telephone: 763-331-8853
Email(s): danielm@scannellproperties.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: \$120,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$900,000

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): Four residential structures

Water Supply

Name of water supply provider for this site: City of Locust Grove Public Works

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

0.080 MGP

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? Approximately 0.2 miles from SR 42 (east of site) to site.

Wastewater Disposal

Name of wastewater treatment provider for this site:

City of Locust Grove Public Works

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

0.050 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:

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? Approximately 0.2 miles from SR 42 (east of site) to site.

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: 4,256 net daily trips, 225 trips AM peak; 593 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)?

840 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

60%

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: Extensive landscaping and several onsite detention ponds.

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:
Mitigate a pond/stream. See site plan for creek and wetland impacts.

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Andrew Smith

From: Finch, Ashley M <AFinch@dot.ga.gov>
Sent: Monday, May 6, 2019 12:13 PM
To: Andrew Smith
Subject: RE: ARC DRI Review Notification - Gardner 42 Expansion (DRI 2939)

Andrew,

Can you correct three crossing to four crossings? Sorry about that. Thanks!

Ashley

Ashley Finch

Rail Planner



GDOT Intermodal Division
600 West Peachtree Street
6th Floor
Atlanta, GA 30308
(404)631-1229

From: Finch, Ashley M
Sent: Monday, May 06, 2019 12:11 PM
To: 'Andrew Smith' <ASmith@atlantaregional.org>
Cc: Mertz, Kaycee <kmertz@dot.ga.gov>
Subject: RE: ARC DRI Review Notification - Gardner 42 Expansion (DRI 2939)

Andrew,

Below are the GDOT Intermodal Rail DRI Review comments. Let me know if you have any questions.

GDOT Office of Intermodal Rail Division DRI Review Gardner 42 Expansion (DRI 2939)

GDOT Intermodal has reviewed this DRI with respect to freight railroads. Adjacent to the property is a Class 1 freight railroad operated by Norfolk Southern. The railroads and FRA report approximately 25 trains per day at this location on average.

There are three rail crossings within this project footprint, which are listed below.

Public crossings in the vicinity of the project:

1. Crossing ID: 718419X
 - a. Location: Pine Grove Rd.
 - b. Operator: Norfolk Southern
 - c. Railroad Mile Post: 0186.000 H
 - d. Grade: At grade

- e. Quiet Zone: No
- 2. Crossing ID: 718420S
 - a. Location: Colvin Dr.
 - b. Operator: Norfolk Southern
 - c. Railroad Mile Post: 0186.480 H
 - d. Grade: At grade
 - e. Quiet Zone: No
- 3. Crossing ID: 718421Y
 - a. Location: Brown Ave.
 - b. Operator: Norfolk Southern
 - c. Railroad Mile Post: 0186.870 H
 - d. Grade: At grade
 - e. Quiet Zone: No
- 4. Crossing ID: 718423M
 - a. Location: Bowden St.
 - b. Operator: Norfolk Southern
 - c. Railroad Mile Post: 0187.810 H
 - d. Grade: At grade
 - e. Quiet Zone: No

For more specifics about operations of this railroad, please contact Norfolk Southern at 800-635-5768.

Further information about crossings and freight rail in this area can be found at <https://fragis.fra.dot.gov/GISFRASafety/>

Thanks,

Ashley

Ashley Finch

Rail Planner



GDOT Intermodal Division
600 West Peachtree Street
6th Floor
Atlanta, GA 30308
(404)631-1229

From: Andrew Smith [<mailto:ASmith@atlantaregional.org>]

Sent: Monday, April 22, 2019 4:48 PM

To: Kassa, Habte <hkassa@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>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green, Henry <hgreen@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>; Finch, Ashley M <AFinch@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Baxley, Chance <cbaxley@dot.ga.gov>; Taylor, Stanford <stataylor@dot.ga.gov>; Peek, Tyler <tpeek@dot.ga.gov>; Woods, Dan <dwoods@dot.ga.gov>; Wilkerson, Donald <dowilkerson@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Renaud

GARDNER 42 EXPANSION DRI
City of Locust Grove
Natural Resources Group Review Comments

April 16, 2019

Water Supply Watershed and Stream Buffer Protection

The proposed project property is located entirely within the Indian Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. It is a public water supply source for the Henry County.

Locust Grove has a protection ordinance for water supply watersheds in the City, including Indian Creek. All development in the Indian Creek Watershed, including this project, is subject to all applicable requirements of the City of Locust Grove Watershed District Ordinance as specified in the City Code.

The USGS coverage for the project area shows two blue line streams crossing the northern portion of the property joining into one stream near the northwestern portion of the property. The USGS coverage also shows a pond at the southern end of the property that appears to be the headwaters of blue-line stream that starts south of the property. However, the pond is not visible in aerial photos of the area. The submitted site plan shows the streams in the northern portion of the property. Both the City's stream buffers and the 25-foot State Erosion and Sedimentation Act buffer are shown on all streams on the property. One road crossing of one stream is shown in the northwest corner of the property. Otherwise no structure, parking area road or stormwater facility is shown as intruding on any mapped stream buffer. The road crossing and any other intrusions not shown on the plans will be subject to the requirements of the Locust Grove Stream Buffer Ordinance as well as the 25-foot State Erosion and Sedimentation Act buffer. Any unmapped streams on the property may also be subject to the Locust Grove Stream Buffer Ordinance as well as the 25-foot State Erosion and Sedimentation Act buffer. All waters of the state on the property are subject to the 25-foot State Erosion and Sedimentation Act buffer.

Stormwater/Water Quality

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

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

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.

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

DRI INFORMATION

DRI Number #2939
DRI Title Gardner 42 Expansion
County Henry County
City (if applicable) Locust Grove
Address / Location North of the Intersection of Market Place Blvd and SR 42

Proposed Development Type:

An 217 acre Industrial development consisting of 2 buildings totaling 1,670,040 sq ft of warehouse 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 16, 2019

TRAFFIC STUDY

Prepared by Kimley Horn
Date April 1, 2019

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 includes Appendix F, programmed project fact sheets in the network study area and a chart of programmed projects as identified in the Atlanta Region's Plan on Page 27 of the traffic analysis.

☐ 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 three full movement access points on SR 42, a regional thoroughfare.

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*)

The development proposes three full movement access points on SR 42, a regional freight thoroughfare.

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*)

Sidewalk exists sporadically along Marietta Blvd NW which provide access to the rail transit

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) MARTA

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)

* 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

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*)

No stubouts are proposed. Market Place Blvd, a local road, provides access to adjacent parcels, Vehicles will have to access adjacent parcel by SR 42.

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)

The development doesn't propose internal or external sidewalk facilities.

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)

The site plan does show proposed internal walkways from parking to structures.

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 four driveways proposed allow for shared access and maneuvering of vehicle and freight traffic .

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)

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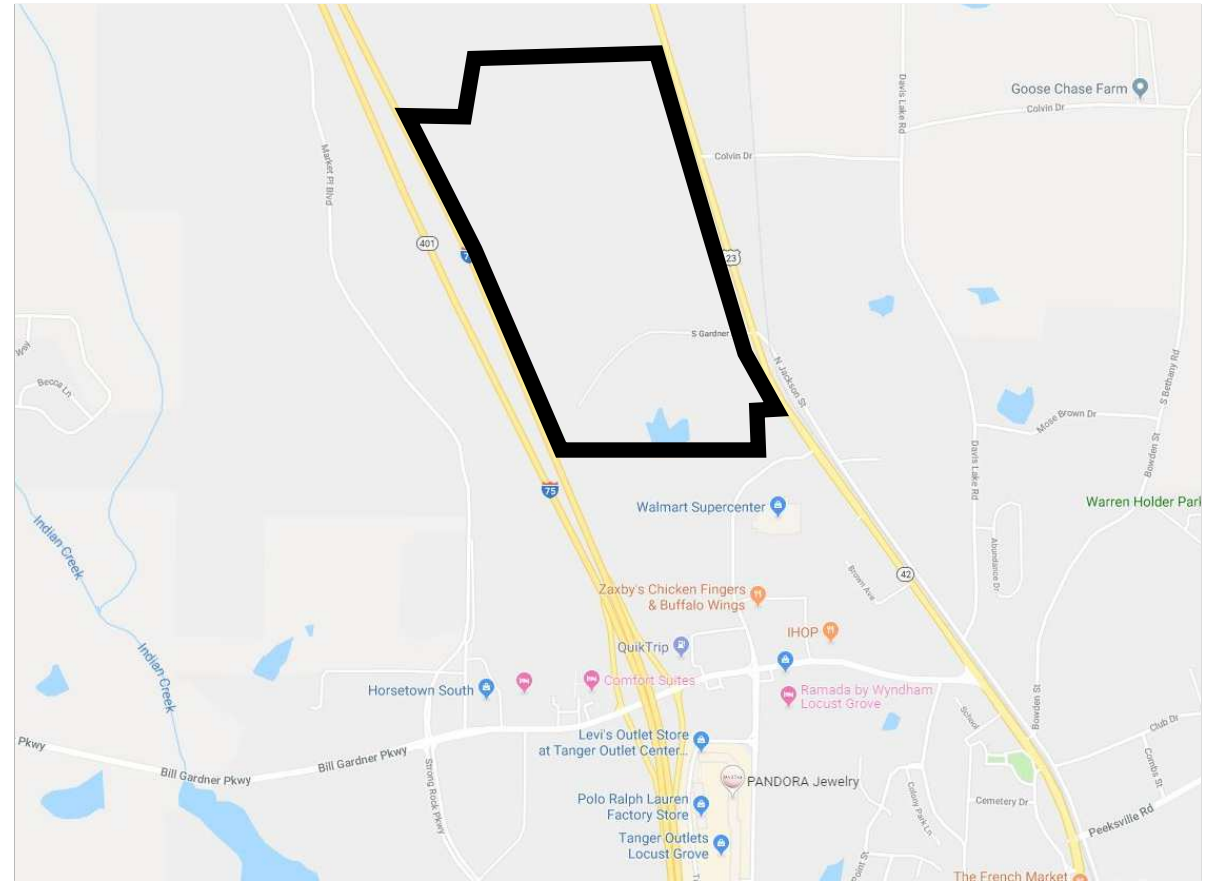
14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?

- ☒ 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)

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

The development should consider constructing pedestrian facilities such as sidewalks on site frontage along SR 42.



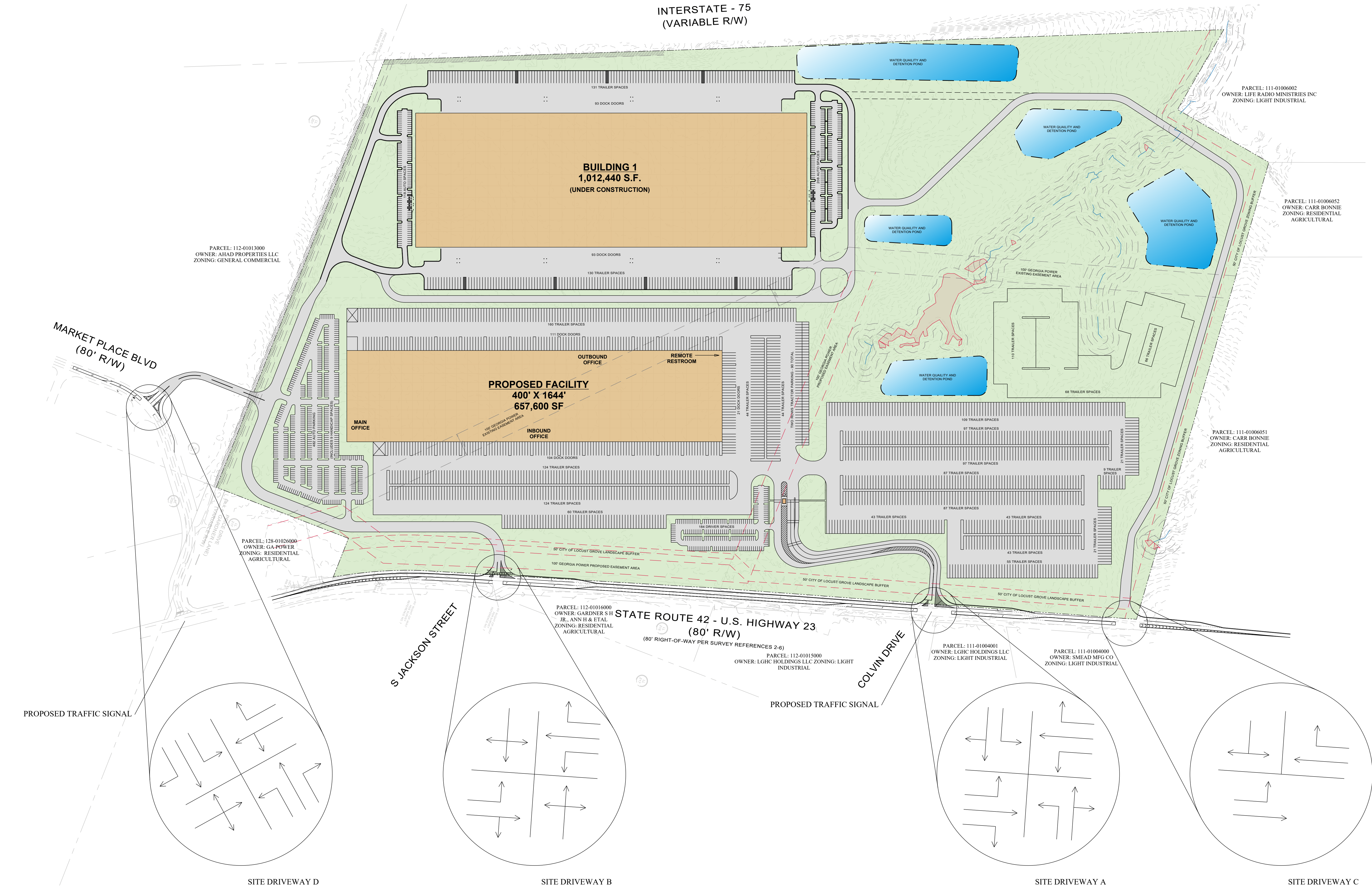
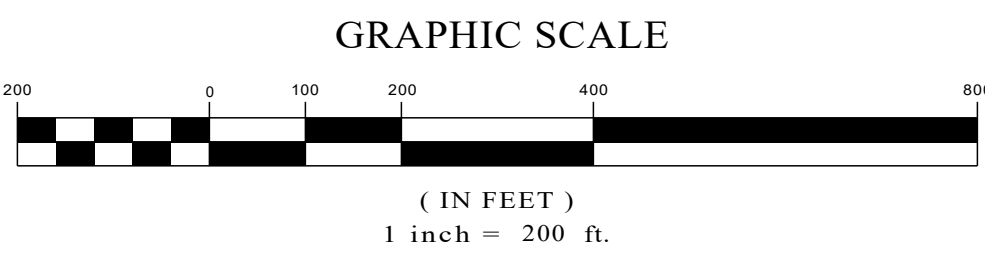
VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ACREAGE:	TOTAL	±217.12 AC
LOCATION:	STREET(S)	MARKET PLACE BLVD STATE ROUTE 42 INTERSTATE 75 SOUTH JACKSON ST. COLVIN DRIVE
	JURISDICTION(S)	LOCUST GROVE HENRY COUNTY GDOT DISTRICT 3
	PARCEL(S)	111-01006000 112-01017000, 112-01017004
YIELD:	BUILDING COVER	17.7%
	IMPERVIOUS COVER	60%
	GREENSPACE	35%
	DENSITY:	7,692 SF/ACRE
BUILDINGS :	BUILDING 1	1,012,440 S.F.
	RDC FACILITY	657,600 S.F.
	TOTAL	1,670,040 S.F.
PAVEMENT:	PARKING SPACES	±992
	-REQUIRED	±338
	TRUCK DOCKS	±422
	TRAILER STORAGE (DEDICATED)	±1,529
SERVICES:	SEWER DEMAND	50,000 GPD
	WATER DEMAND	80,000 GPD

ADDITIONAL SITE DATA

- SITE IS LOCATED IN CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA
- SR42 IS A GDOT ROAD (DISTRICT 3)
- PRESENT ZONING CLASSIFICATION = LIGHT INDUSTRIAL (M-1)
- PROPOSED USE = WAREHOUSE/DISTRIBUTION
- CURRENT AREA CHARACTER: GENERAL COMMERCIAL ZONING TO THE SOUTH, RESIDENTIAL-AGRICULTURAL TO THE NORTH, SR42 TO THE EAST AND INTERSTATE 75 TO THE WEST
- PROPOSED MINIMUM LOT SIZE = 1 ACRE
- ESTIMATED IMPERVIOUS SURFACE AREA = 129.7 AC
- THERE ARE STATE WATERS LOCATED ON THE SUBJECT PROPERTY
- THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY
- THE PROPERTY IS WITHIN THE LIMITED DEVELOPMENT AREA OF HENRY COUNTY



BUILDING 1 DATA:

TOTAL BUILDING AREA	1,012,440 SF
TRAILER PARKING	261 SPACES
DOCK DOORS	186 DOORS
AUTO PARKING	326 SPACES

RDC BUILDING DATA:

TOTAL OFFICE AREA	22,816 SF
TOTAL BUILDING AREA	657,600 SF
TRAILER PARKING	1,268 SPACES
FUTURE TRAILER PARKING	244 SPACES
DOCK DOORS	236 DOORS
AUTO PARKING	482 SPACES
DRIVER PARKING	184 SPACES
TRACTOR PARKING	90 SPACES

TRAFFIC ENGINEER

KIMLEY-HORN
11720 AMBER PARK DRIVE,
SUITE 600
ALPHARETTA, GA 30009

CONTACT: JOHN WALKER, P.E.
(470) 273-3181

DEVELOPER

SCANNELL PROPERTIES
294 GROVE LANE EAST
SUITE 140
WAYZATA, MN 55391

CONTACT: DANIEL MADRIGAL
(763) 331-8853

DRI SITE PLAN

GARDNER 42 EXPANSION

LOCUST GROVE, GA

DRI #2939

APRIL 8, 2019

REVISIONS

CIVIL ENGINEER

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

