



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: November 8, 2019

ARC REVIEW CODE: R1911081

TO: Chair June Wood, Henry County Board of Commissioners
ATTN TO: Stacey Jordan-Rudeseal, Chief Planner
FROM: Douglas R. Hooker, Executive Director
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: Southern Ready Mix Plant (DRI #3013)

Review Type: DRI

Submitting Local Government: Henry County

Date Opened: 11/8/2019

Deadline for Comments: 11/25/2019

Date to Close: 12/2/2019*

*If no significant issues are identified during the 15-day comment period, the review will close on November 25, per the Limited Trip Generation Expedited Review process outlined in ARC's DRI Rules.

Description: This proposed development is on approximately 7 acres in unincorporated Henry County, north of the City of Hampton, at the northeast corner of Steele Drive and Pine View Drive. The planned use is a ready-mix concrete plant and associated office and concrete supply store. Site access is proposed via one driveway on Pine View Drive. Based on the use and location within one mile of a public facility (e.g., Coley Park in the City of Hampton), the project warrants DRI review. The estimated buildout year is 2020. The local trigger action for the DRI review is a permit application filed with Henry County. This DRI is related to DRI #3011 (Hampton Ready Mix Concrete Plant and Gasoline Station), the DRI application for which was recently terminated when the local trigger action was withdrawn. Instead, a similar plan is moving forward as DRI #3013 at the above-mentioned Steele Dr./Pine View Dr. site. DRI #3013 does not include a gas station as was contemplated in DRI #3011.

PRELIMINARY 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 Developed/Established Suburbs areas are listed at the bottom of these comments.

Although the site location is located in an area defined by the Atlanta Region's Plan as suburban, it is located in an industrial district and already zoned for the proposed industrial use. An 80-foot undisturbed buffer of wooded area along the northern edge of the site will remain in place between the proposed plant and adjacent single-family homes. The site is within one mile of a public facility, which is M.L. Coley Park. It is not expected that the project as proposed will have a significant impact on that facility.

The number of vehicle trips proposed is relatively low and qualifies the project for expedited review. However, because a portion of the trips will be by heavy cement mixers, care should be taken to consider project driveway design and construction, route choice, turning movements, acceleration and deceleration, railroad crossings, and grades that will be affected by that vehicle type. Coordination is encouraged between Henry County, the Georgia Department of Transportation, and the City of Hampton on any

potential effects from truck travel generated by the project. In terms of routing, the site is not located directly on a state route. The Henry County Department of Transportation has noted that truck traffic from this DRI must be directed from the site to the east, via Pine View Drive, to the official freight route of Old Highway 3, to travel north and south. This will avoid placing heavy truck traffic on adjacent residential streets, including Amah Lee Road and Steele Drive south of Amah Lee Road. The intersection of Pine View Drive, Old Highway 3, and the Norfolk Southern rail line should be carefully studied for potential upgrades needed for truck traffic generated by this project and other businesses. Signage and other instruction for truck drivers should be considered to ensure compliance.

The project property drains into Bear Creek, which is in the Flint River Water Supply Watershed, a large (greater than 100 square mile) watershed as defined by the State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds. While the project property is downstream of any intakes in the Atlanta Region or the Metropolitan North Georgia Water Planning District, it is upstream of the water supply intakes for the City of Griffin in Spalding County. As City of Griffin withdrawals are drawn directly from the Flint River and not from a reservoir, the only Part 5 Water Supply Watershed criteria that apply in the Flint River watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake.

The applicant team and local government should take care to review the attached comments from ARC's Natural Resources Group regarding nearby water resources and relevant requirements for mitigation of impacts from construction and plant operations.

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 best practices throughout the site in general, in parking areas, on site driveways, in stormwater detention facilities, 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 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.

The intensity of this DRI generally falls within with the ARC RDG's recommended development parameters for density and building height for Developing Suburbs. In terms of land use, as mentioned previously, the project is in an existing industrial area, with industrial properties to the east and south. The County's comprehensive plan indicates that the DRI site is in an industrial area in terms of future land use. However, many areas adjacent to and near the site – particularly to the north and southwest – are unlike this DRI in that they are predominated by single-family residential uses and lightly developed properties, some of which are outside Henry County's jurisdiction (e.g., the City of Hampton farther south). In view of these factors, it will be critical for County leadership and staff, along with the applicant team, to collaborate to the greatest extent possible to ensure maximum sensitivity and mitigate potential impacts to nearby local governments, neighborhoods, natural resources and land uses.

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 LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF HAMPTON

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
HENRY COUNTY

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 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: **Southern Ready Mix Plant (DRI #3013)** *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: ***November 25, 2019***

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: November 8, 2019

ARC REVIEW CODE: R1911081

TO: ARC Group Managers

FROM: Andrew Smith, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Mangham, Marquitrice

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Perumbeti, Katie

Name of Proposal: Southern Ready Mix Plant

Review Type: Development of Regional Impact

Description: This proposed development is on approximately 7 acres in unincorporated Henry County, north of the City of Hampton, at the northeast corner of Steele Drive and Pine View Drive. The planned use is a ready-mix concrete plant and associated office and concrete supply store. Site access is proposed via one driveway on Pine View Drive. Based on the use and location within one mile of a public facility (e.g., Coley Park in the City of Hampton), the project warrants DRI review. The estimated buildout year is 2020. The local trigger action for the DRI review is a permit application filed with Henry County. This DRI is related to DRI #3011 (Hampton Ready Mix Concrete Plant and Gasoline Station), the DRI application for which was recently terminated when the local trigger action was withdrawn. Instead, a similar plan is moving forward as DRI #3013 at the above-mentioned Steele Dr./Pine View Dr. site. DRI #3013 does not include a gas station as was contemplated in DRI #3011.

Submitting Local Government: Henry County

Date Opened: November 8, 2019

Deadline for Comments: November 25, 2019

Date to Close: December 2, 2019*

*If no significant issues are identified during the 15-day comment period, the review will close on November 25, per the Limited Trip Generation Expedited Review process outlined in ARC's DRI Rules.

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
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DRI #3013

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: Henry
 Individual completing form: Stacey Jordan-Rudeseal
 Telephone: 7702887526
 E-mail: sjordan@co.henry.ga.us

*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: Southern Ready-Mix Plant
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Parcel ID 020-01072005, Pine View Drive
 Brief Description of Project: Concrete Ready Mix Plant and associated concrete supply store

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 type="radio"/> Industrial | <input checked="" type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 6.59

Developer: David Whitaker

Mailing Address: 120 Lake Shore Drive

Address 2:

City: Jackson State: GA Zip: 30233

Telephone: 6788734147

Email: david.whitaker18@yahoo.com

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

If yes, property owner: KKJ Holdings 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
This project/phase: 2020
Dates: Overall project: 2020

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Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

DRI #3013

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: Henry
Individual completing form: Stacey Jordan-Rudeseal
Telephone: 7702887526
Email: sjordan@co.henry.ga.us

Project Information

Name of Proposed Project: Southern Ready-Mix Plant
DRI ID Number: 3013
Developer/Applicant: David Whitaker
Telephone: 6788734147
Email(s): david.whitaker18@yahoo.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: \$700,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$25,000

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: Henry County Water Authority

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

0.02 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:

Henry County Water Authority

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

0.0005 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?

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.)

68 daily trips

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, please describe below:

Solid Waste Disposal

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

2-3 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 proposed development has been constructed?

10%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Impervious surfaces are limited to a small paved parking area and a 4,000 sqft building. The remainder of the site will be constructed of gravel and other pervious surfaces. The project will include the construction of a stormwater management facility and provide the required stormwater detention and water quality treatment for the developed area

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:

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DRI 3013 – SOUTHERN READY-MIX PLANT (STEELE AND PINE VIEW)

Henry County

ARC Natural Resources Group Review Comments

November 5, 2019

Watershed Protection and Stream Buffers

The project property drains into Bear Creek, which is in the Flint River Water Supply Watershed, a large (greater than 100 square mile) watershed as defined by the State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds. While the project property is downstream of any intakes in the Atlanta Region or the Metropolitan North Georgia Water Planning District, it is upstream of the water supply intakes for the City of Griffin in Spalding County. As City of Griffin withdrawals are drawn directly from the Flint River and not from a reservoir, the only Part 5 Water Supply Watershed criteria that apply in the Flint River watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake.

The USGS coverage for the project area shows no perennial (blue line) streams on the property. Any unmapped streams on the property are subject to the requirements of the Henry County Stream Buffer Ordinance. Any streams, as well as any other waters of the state on the property, are also subject to the requirements of the State Erosion and Sedimentation Act, which includes a 25-foot buffer on all state waters.

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.



Memorandum

Date: October 28, 2019

From: Marc R. Acampora, PE

Subject: Ready Mix Concrete Plant Development of Regional Impact Methodology Meeting Information
Pine View Drive at Steele Drive, Henry County, Georgia

Project Size and Use: Concrete Ready Mix Plant on 6.59 acres. The site plan is presented in Figure 1.

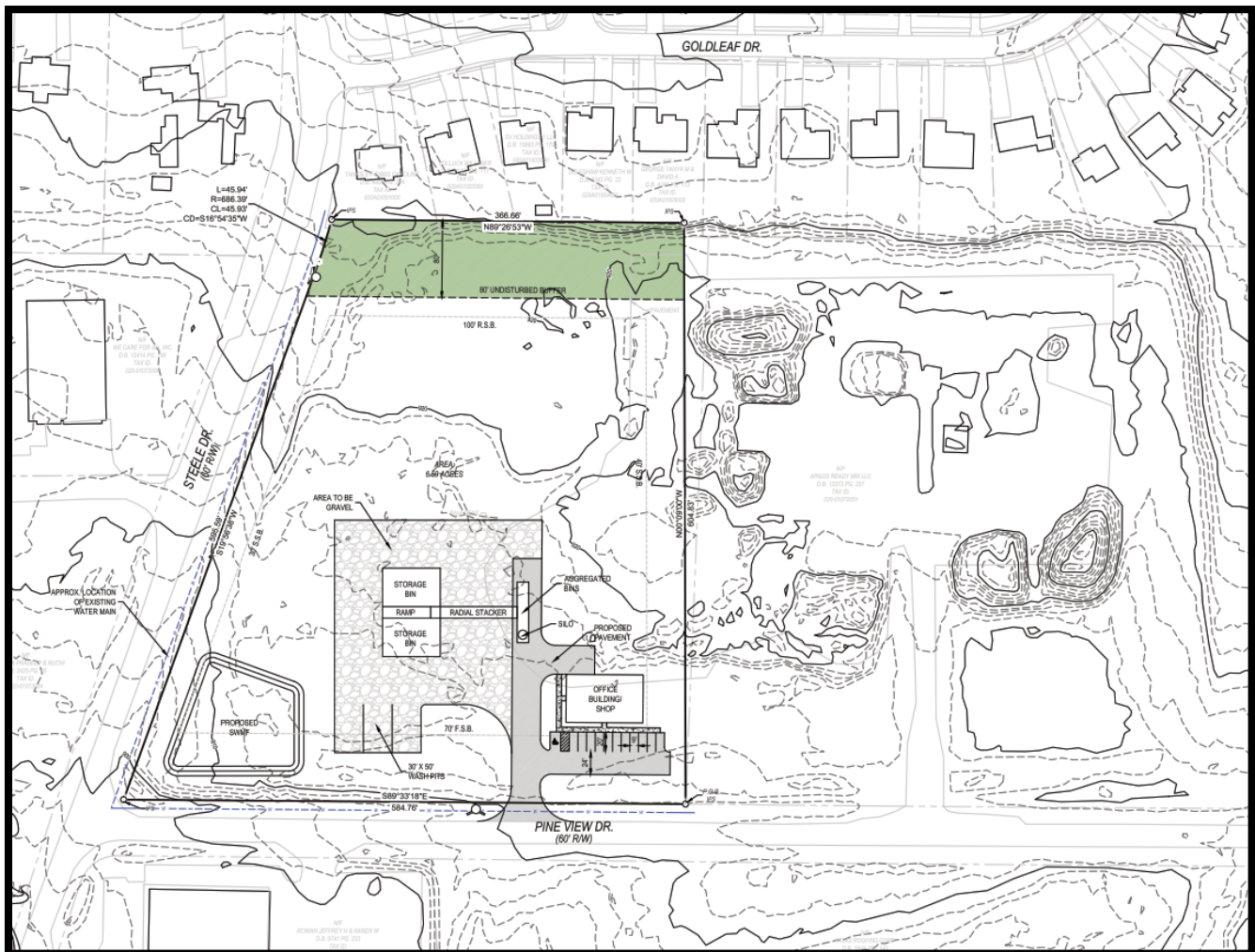


Figure 1 – Site Plan

Hampton Pine View Drive Ready Mix Concrete Plant DRI
 Traffic Engineering Information for Methodology Meeting
 October 28, 2019

DRI Trigger: The proposed concrete plant requires no rezoning and is only seeking a land disturbance permit. Based on the proposed use and location within one mile of a public facility (Coley Park in Hampton), the project warrants DRI review.

Site Location and Vehicular Access: The site is located in the northeast corner of the intersection of Pine View Drive and Steele Drive, northwest of downtown Hampton, as shown in Figure 2. Vehicular access will be at one full-movement driveway along the north side of Pine View Drive just east of Steele Drive.

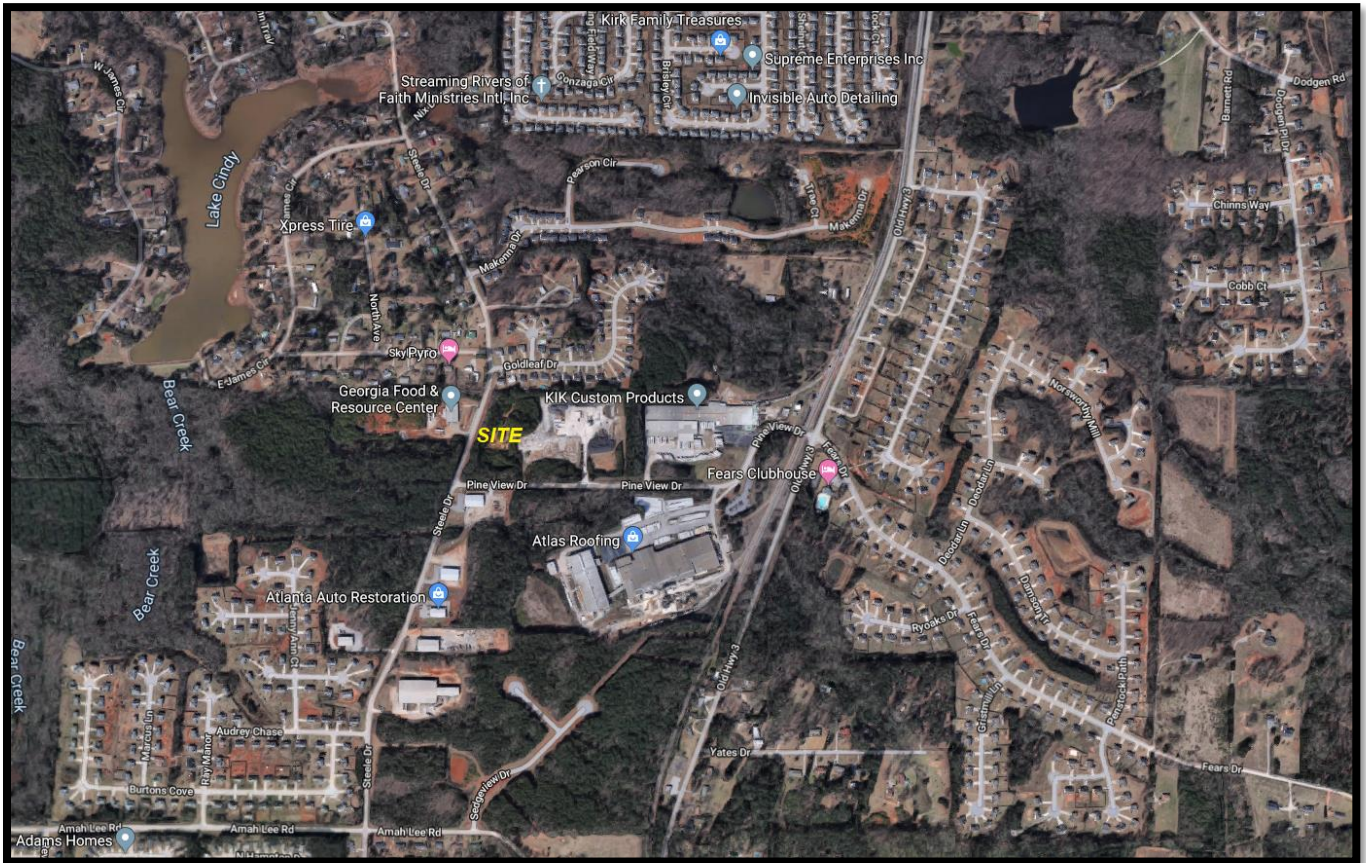


Figure 2 – Site Location Map

Phasing and Build-Out Schedule: one phase, less than one-year build-out (2020)

Peak Periods: weekday a.m. peak hour (7:00 a.m. to 9:00 a.m.), weekday p.m. peak hour (4:00 p.m. to 6:00 p.m.)

Trip Generation Source: ITE Trip Generation Manual, 10th Edition as well as client-provided data

Trip Generation Assumptions: The ITE data does not include a specific land use for ready mix concrete plant. ITE Land Use 110 – General Light Industrial was selected as the most representative of the available ITE land uses. Client-provided data states that there will be eight trucks, each with a driver, and each truck will make three to

four trips to and from the site each weekday. There will be an additional three to four full-time office employees. The eight truck drivers plus four office employees, or a total of twelve employees, was used for the independent variable in the ITE trip calculations. The calculations based on the client-provided data assumed an average of 3.5 entering and 3.5 exiting trips per truck per day. One entering and one exiting trip per truck was assumed to occur in each peak hour, which is expected to be conservatively high. Three of the four office employees were anticipated to arrive in the morning peak hour and depart in the evening peak hour. Two additional entering and two additional exiting trips were added to the 24 hour volumes to account for mid-day activity and/or lunch. Deliveries and visitors, other than the eight trucks, are expected to be minimal. The trip generation calculations, both based on ITE data and on client-provided data, are presented in Table 1.

Table 1 – Ready Mix Concrete Plant Trip Generation

Land Use	ITE Code	Size	AM Peak Hour			PM Peak Hour			24-Hour
			Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
General Light Industrial (based on ITE Data)	110	12 employees	3	1	4	1	2	3	58
<i>OR</i>									
Concrete Batch Plant (based on client data)	NA	8 trucks	8	8	16	8	8	16	56
		4 office employees	<u>3</u>	<u>1</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>4</u>	<u>12</u>
<i>Total</i>		<i>12 employees</i>	<i>11</i>	<i>9</i>	<i>20</i>	<i>9</i>	<i>11</i>	<i>20</i>	<i>68</i>

The ITE numbers and the trips developed based on the client-provided data are in a comparable order of magnitude, with the client-based calculations being conservatively higher. The concrete plant will generate very low traffic volumes. The truck activity will be the only traffic impact of note from the concrete facility and the truck volumes are relatively low.

Trip Distribution Methodology: The trip distribution percentages were developed based on development density in the region. Higher development density will attract higher demands for concrete trucks. Population density will dictate the office employee trip origins. Truck trips are restricted to truck routes and, therefore, 100% of the truck trips will travel to/from the east on Pine View Drive directly to Old Highway 3 and from there to GA 20 or GA 81. It is anticipated that 60% of the employee trips will travel to/from the east on Pine View Drive to Old Highway 3 and GA 20 or GA 81. Forty percent of the employee trips will travel to US 19/41 via Steele Drive and Amah Lee Road. It is noted that these percentages apply to extremely low volumes, with approximately 9 to 10 vehicles traveling to the site in the a.m. peak hour from the east on Pine View Drive and 1 or 2 vehicles (no trucks) traveling to the site from US 19/41. Approximately two vehicles (no trucks) will travel to US 19/41 and 9 vehicles will travel to Old Highway 3 in the p.m. peak hour.

Traffic Volumes Growth: Georgia DOT historic traffic volume count data was collected at Georgia DOT count stations closest to the subject development. The data was obtained for the years 2014 through 2018 (the last year for which data was available at the time this study was performed). This data was used to develop annual growth rates for each year and an overall average annual growth percentage. Table 2 presents this historic count data and the growth rates.

Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	Steele N of Amah Lee	Annual Growth	Old Hwy 3 N of Pine View	Annual Growth	Old Hwy 3 S of Amah Lee	Annual Growth	US 19/41 S of Franklin Rivers	Annual Growth
Station ID	151-7410		151-0134		151-0132		151-0145	
2014	1,550		6,350		4,000		20,500	
2015	1,610	3.9%	6,610	4.1%	4,160	4.0%	21,200	3.4%
2016	1,680	4.3%	6,770	2.4%	4,020	-3.4%	21,900	3.3%
2017	1,710	1.8%	6,910	2.1%	4,100	2.0%	23,200	5.9%
2018	1,740	3.6%	7,020	3.7%	4,160	3.5%	24,600	12.3%
<i>Average Growth</i>		2.9%		2.5%		1.0%		4.7%

The counts represent moderate growth in this area with strong growth on US 19/41 in the last year of available data.

Programmed Infrastructure Improvements: Programmed transportation infrastructure projects in the vicinity of the concrete plant site were researched. Project information was obtained from the Atlanta Regional Commission's (ARC) Regional Transportation Plan (RTP). No projects were identified in the vicinity.

Transportation Analysis: The extremely low trip generation, with only 68 daily trips, is expected to qualify this DRI for Expedited Review. Therefore, it is anticipated that no additional Transportation Analysis will be required.

Hampton Pine View Drive Ready Mix Concrete Plant DRI
Traffic Engineering Information for Methodology Meeting
October 28, 2019



Planning • Engineering Design • Environmental Permitting • Land Development Consulting • Land Surveying

October 30, 2019

Andrew Spiliotis
SRTA Transportation Planner
245 Peachtree Center Avenue, NE, Suite 2200
Atlanta, GA 30303

RE: DRI #3013
Southern Readymix – Hampton, Georgia

Dear Andrew:

Please find attached the site plan for the above referenced DRI. This site plan is in response to our meeting this past Monday October 28, 2019 at SRTA/GRTA's office.

For clarity and continuity, I have also attached a separate sheet that responds line by line to the items included in GRTA DRI Review, Table 3 - GRTA DRI Site Plan Information Guidelines. A majority of these items are also included in the attached site plan.

I trust the attached information will allow for the further processing of our application. Should you have any questions regarding the attached or require any additional information, please do not hesitate to call me at (912) 777-8275.

Sincerely,

Moore Bass Consulting, Inc.

A handwritten signature in blue ink, reading "Logan J. Clark". The signature is stylized with a large, sweeping initial "L" and "J".

Logan J. Clark

DRI #3013

Southern Readymix, Hampton, Georgia

Response to GRTA DRI Site Plan Guidelines

GRTA Site Plan Checklist Item	Applicants Response
• General Information	
○ DRI Number	3013
○ Project name	Southern Readymix
○ Location map showing relationship of project to adjacent roads	Shown on Plan
○ Drawing scale indicated and drawn at a minimum of 200' per inch	Shown on Plan
○ North arrow	Shown on Plan
○ Traffic consultant / site planner contact information	Marc Acampora 858 Myrtle Street, NE Atlanta, GA 30308 (678) 637-1763 acamporatraffic@comcast.net
○ Client contact information	David Whitaker Southern Readymix 320 Walker Crossing Locust Grove, GA 30248 (770) 914-9700 David.whitaker18@yahoo.com
○ Date of the drawing including revision dates	Shown on Plan
○ Jurisdictional boundaries	Shown on Plan
• Property information	
○ Site acreage	6.59 Acres
○ All property lines around the perimeter of the site	Shown on Plan
○ All property lines internal to the site, including those related to new subdivisions	Shown on Plan
○ All property lines, uses, zoning and ownership of parcels adjacent to the site	Shown on Plan
○ All right of way lines for roads adjacent to the site	Shown on Plan
• Natural features	
○ Water features on site including Jurisdictional Waters of the U.S. (streams and wetlands)	Shown on Plan
○ Topographic lines with a 5' maximum interval (grey and/or thin lines)	Shown on Plan

DRI #3013

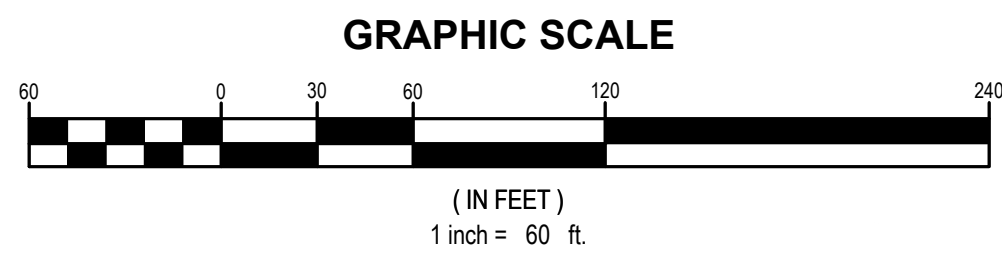
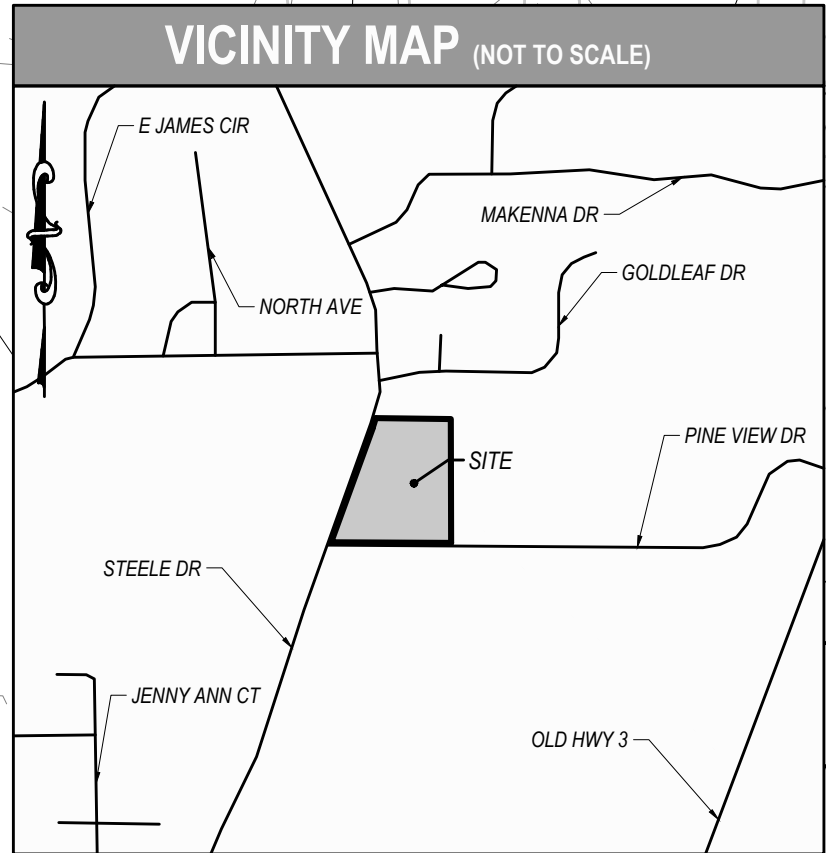
Southern Readymix, Hampton, Georgia

Response to GRTA DRI Site Plan Guidelines

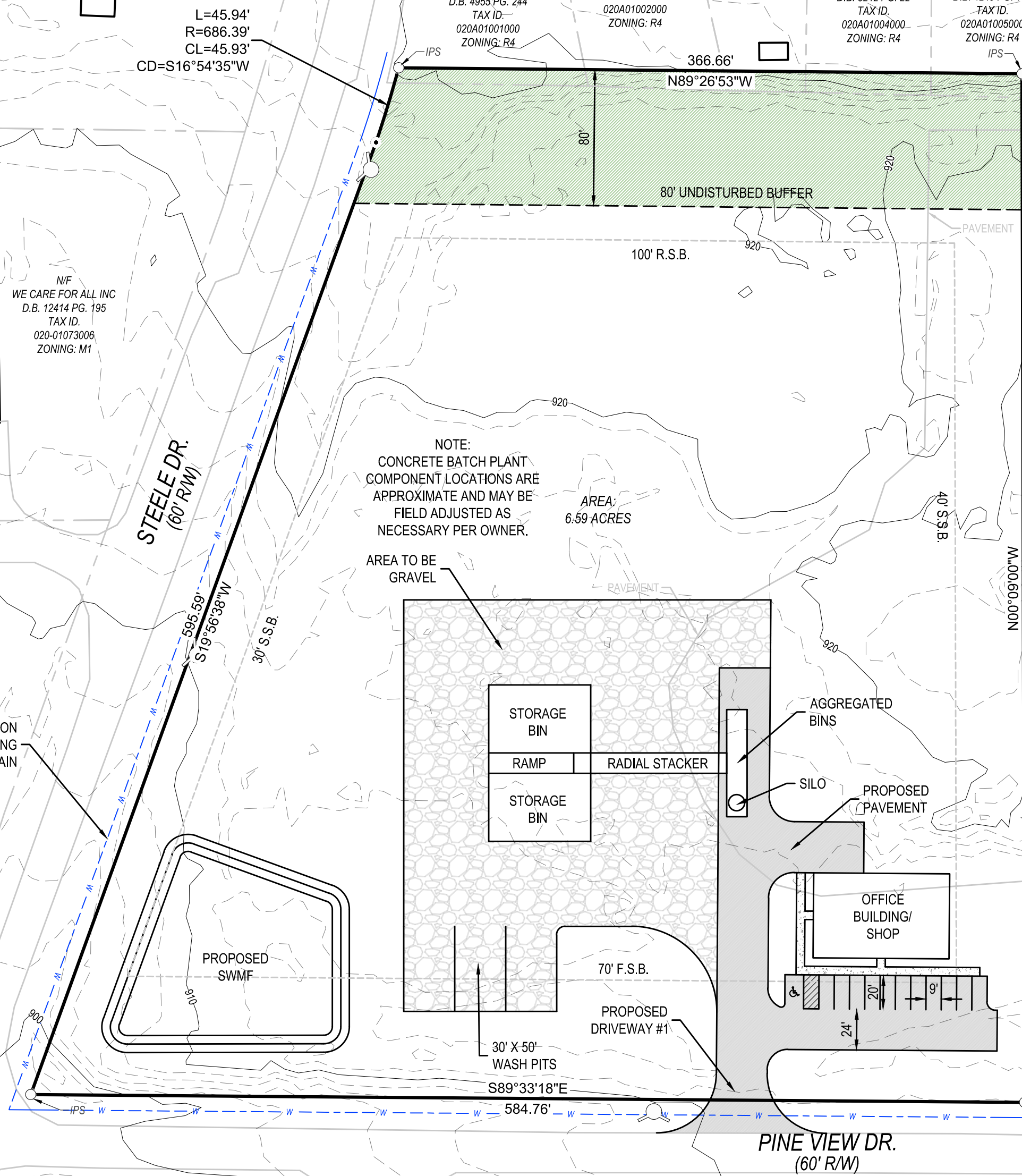
<ul style="list-style-type: none"> • Location, size, and character of the proposed development including: 	
<ul style="list-style-type: none"> ○ Building footprints and square footage excluding footprints and square footage for single family detached and single family attached housing Total number of residential units and square footage of non-residential development 	3,000 SF Office 1,000 SF Shop 4,000 SF Total
<ul style="list-style-type: none"> ○ Uses of all existing and proposed buildings on site, including future uses of existing buildings where applicable 	No buildings exist. Proposed building uses are limited to office related functions for the office building and equipment maintenance and storage for the shop building.
<ul style="list-style-type: none"> ○ Number of stories in excess of one for each building on site 	n/a
<ul style="list-style-type: none"> ○ A delineation of phases if applicable 	n/a
<ul style="list-style-type: none"> ○ A calculation of density in gross residential units per acre and in a floor area ratio for all other uses. 	FAR = .008
<ul style="list-style-type: none"> ○ Location and size of existing or proposed preserved open space and dedicated park space 	Development area is limited to the footprint of the actual plant – estimated at 4-5 acres. The balance of the property is intended to remain natural. No parks or open space are proposed.
<ul style="list-style-type: none"> • Transportation infrastructure 	
<ul style="list-style-type: none"> ○ Traffic signalization, proposed and existing 	No existing or proposed
<ul style="list-style-type: none"> ○ Right of way width, number of through and turn lanes on existing and proposed public and private roads 	Shown on Plan
<ul style="list-style-type: none"> ○ The number and location of parking spaces to be provided and the minimum number required by the local government 	Shown on Plan
<ul style="list-style-type: none"> ○ The location, size and character of all site access locations 	Shown on Plan
<ul style="list-style-type: none"> ○ Access points along opposing road frontages 	Shown on Plan
<ul style="list-style-type: none"> ○ Road names including state and federal route numbers 	Shown on Plan
<ul style="list-style-type: none"> ○ Labeling of medians, sidewalks, bike lanes and trails, existing and proposed 	No existing or proposed
<ul style="list-style-type: none"> ○ Naming convention for all proposed roads and driveways (eg. Road A, Road B, and Road C or Driveway 1, Driveway 2, and Driveway 3) to match analysis report 	Shown on Plan

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(GA WEST ZONE)
GRID NORTH



DEVELOPMENT DATA

1 GENERAL INFORMATION

- A. DRI NUMBER 3013
B. PROJECT NAME SOUTHERN READYMIX
C. ENGINEER / PLANNER MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
McDONOUGH, GA 30253
(770) 914-9394
SMOORE@MOOREBASS.COM
D. TRAFFIC ENGINEER MARC ACAMPORA, PE
858 MYRTLE STREET, NE
ATLANTA, GA 30308
(678) 637-1763
ACAMPORATRAFFIC@COMCAST.NET
E. APPLICANT DAVID WHITAKER
SOUTHERN READYMIX
320 WALKER CROSSING
LOCUST GROVE, GA 30248
(770) 914-9700
DAVID.WHITAKER18@YAHOO.COM
F. JURISDICTION HENRY COUNTY, GA

2 PROPERTY INFORMATION

- A. SITE AREA 6.59 ACRES
B. PARCEL ID# 020-01072005
C. ADDRESS PINE VIEW DR.
HAMPTON, GA
D. LAND LOT / DISTRICT LL 218 OF THE 6TH DISTRICT
E. CURRENT ZONING M-2

3 NATURAL FEATURES

- A. WETLANDS THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY
B. FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA, PANEL NUMBER 13151C0145D, EFFECTIVE DATE 10/06/2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE

4 PROPOSED DEVELOPMENT

- A. PROPOSED BUILDING AREA
OFFICE 3,000 SF
SHOP 1,000 SF
B. PROPOSED USE CONCRETE READY-MIX PLANT
C. PROPOSED FLOOR AREA RATIO 0.008
D. REQUIRED PARKING 10 REGULAR
1 HANDICAP
E. PROPOSED PARKING 11 REGULAR
1 HANDICAP
F. SITE ACCESS PROPOSED 2-WAY DRIVEWAY TO PINE VIEW DR.

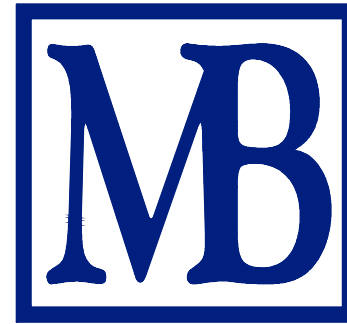
Moore Bass

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ATLANTA
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(770) 914-9394

PROJECT NAME
SOUTHERN READY MIX

CLIENT NAME
DAVID WHITAKER

REVISIONS



SRM - Pineview DRI-SP.dwg

ARCHIVE

DATE 10/30/19

FILE #

CONTRACT #

DRAWN BY LJC

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SEAL

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McDONOUGH, GA 30253
(770) 914-9394

SHEET TITLE

CONCEPTUAL
SITE PLAN

SHEET

1.0