

DATE: April 13, 2022

TO: Mayor Robert Price, City of Locust Grove
ATTN TO: Anna Ogg, Planner II, City of Locust Grove
RE: Development of Regional (DRI) Impact Review
FROM: Mike Alexander, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's 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: Sansone Speculative Industrial Development DRI 3506

Submitting Local Government: City of Locust Grove

Date Opened: April 13, 2022 **Deadline for Comments:** April 28, 2022 **Date to Close:** May 3, 2022

Description: A DRI review of a proposal to build 882,000 SF of industrial space in three one-story buildings on a 114 acre site located on SR 42 in the city of Locust Grove in Henry County. The currently undeveloped site is mostly forested and includes a number of streams and floodplains. The project will allocate 20.37 acres for the three buildings, 44.13 acres for parking and driveways, 44.13 acres for open space, and 4.53 acres for stream/floodplain buffers. Access will be provided with one new full-movement driveway on SR 42.

PRELIMINARY COMMENTS:

Key Comments

The project is partially aligned with the applicable Developing Suburbs growth policy recommendations which state: "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed water quality sensitive areas and through the utilization of the nearly 50 acres of proposed open space/stream buffer areas as managed conservation/water supply protection area.

Substantial portions of the site around streams, wetlands, and floodplain areas are designated on the Locust Grove Future Land Use Map as Parks Recreation, and Conservation area with the balance designated Industrial; the rezoning request would change the entire site zoning from Residential Agriculture to Light Industrial.

The project is expected to generate approximately 948 daily new car trips and 484 daily new truck trips; a number of improvements to mitigate project generated vehicular traffic are identified in the TIS. Opportunities to utilize multi-modal strategies are limited by the site's warehouse use and location; an internal sidewalk network will connect to SR 42 but no sidewalk is shown along that frontage.

The project is located entirely within the Indian Creek Water Supply Watershed, a public water supply source for the Henry County, and is subject to all applicable requirements of the Locust Grove water supply protection ordinance.

Two intermittent blue line streams cross the property and flow into a tributary of Indian Creek to the west. The 50-foot buffer and 75-foot impervious setback required by the Locust Grove Stream Buffer Ordinance are shown on plans but the 25-foot State buffer is not shown; all applicable buffers should be shown.

Driveways and parking areas around Building A intrude into stream buffers and may require City variances.

Incorporation of green stormwater and heat island mitigation approaches for the roughly 612 car parking spaces and 316 truck loading/trailer drop spaces proposed would be supportive of regional environmental policies.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site of this DRI is designated as Developing Suburbs. The Plan's Regional Development Guide (RDG) details general information and policy recommendations for Developing Suburbs which are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments are attached.

The project is expected to generate a total of 948 daily new car trips and 484 daily new truck trips. Opportunities to utilize multi-modal strategies are limited by the site's warehouse use and location. A range of roadway improvements are identified to mitigate the traffic generated by the project.

An internal sidewalk network will connect to SR 42 general pedestrian access, but no sidewalk is proposed along SR42.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resources Group comments are attached.

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 watershed, including this project, is subject to all applicable requirements of that ordinance as specified in the Locust Grove City Code.

Both the USGS coverage for the project area and the project site plan show two intermittent blue line streams crossing the property and flowing into an unnamed tributary of Indian Creek off-site on the west side of I-75. Three short branches off the southernmost tributary are also shown on the submitted site plan that are not shown on the USGS coverage. The site plan shows the 50-foot buffer and 75-foot impervious setback required by the Locust Grove Stream Buffer Ordinance on all the mapped streams. However, the 25-foot State Erosion and Sedimentation Act buffer is not shown. The proposed site plan includes intrusions into the buffers of three of branches of the southernmost stream. All are intrusions by driveways or parking areas surrounding the proposed Building A, and may require variances under the Locust Grove Stream Buffer Ordinance.

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

Other Environment Comments

The site is mostly wooded; additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation.

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., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages. Approximately 50 acres of the site are shown as open space and water quality protection buffer areas. Designation of this area as managed open/conservation space would substantially reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

Unified Growth Policy: Developing Suburbs

Developing Suburbs are areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The intensity and land use of this proposed project is not well aligned with The Atlanta Region's Plan's recommendations for Developing Suburbs. The project could be made more responsive to these goals and policies by retaining as much existing wooded area as possible, dedicating conservation areas for compatible uses, and employing green infrastructure in the large surface parking areas. City of Locust Grove leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural resources.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
HENRY COUNTY
THREE RIVERS REGIONAL COMMISSION

GEORGIA CONSERVANCY
SPALDING COUNTY

CITY OF LOCUST GROVE
BUTTS COUNTY

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



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DRI #3506

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: Anna Ogg
 Telephone: 770-692-2324
 E-mail: aogg@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: Sansone Speculative Industrial Development
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): East of I-75, south of Bethlehem Road, and west of SR 42/US 23 at Pine Grove Road. Parcels 111-01014
 Brief Description of Project: Sansone plans to use the site to build three speculative industrial warehouse facilities totaling 882,000 SF. The development plan includes truck docks, trailer storage, employee parking, and driveway access to SR 42/US 23.

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 checked="" 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.): Approximately 882,000 SF of industrial warehouse space

Developer: Sansone Group

Mailing Address: 120 Central Ave.

Address 2: Suite #500

City: St. Louis State: MO Zip: 63105

Telephone: 3147276664

Email: broell@sansonegroup.com

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

If yes, property owner: E. Phil Daniell, Jeffrey K & Beth G. Floyd

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)Yes

No

If yes, provide the following information:

Project Name:

Project ID:

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

Rezoning

Variance

Sewer

Water

Permit

Other

Is this project a phase or part of a larger overall project?

(not selected)Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: April 2023

Overall project: April 2023

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Developments of Regional Impact

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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: Anna Ogg

Telephone: 770-692-2324

Email: aogg@locustgrove-ga.gov

Project Information

Name of Proposed Project: Sansone Speculative Industrial Development

DRI ID Number: 3506

Developer/Applicant: Sansone Group

Telephone: 3147276664

Email(s): broell@sansonegroup.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: \$73000000

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

\$529320

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,

.015 MGD

measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:

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

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:

A traffic study will be performed and provided.

Solid Waste Disposal

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

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
Project will maintain or replant zoning buffers and stream buffers aside from proposed impacts under nationwide permit, and intends to provide above-ground water quality and detention ponds to meet local and GA stormwater manual requirements.

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:
Project is located on a site with significant existing streams, floodplain, and wetlands and falls within the Indian Creek Watershed District of Henry County but outside of the Water Quality Critical Area for said watershed.

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

DRI INFORMATION

DRI Number #3506
DRI Title Sansone Speculative Industrial Development
County Henry County
City (if applicable) Locust Grove
Address / Location Adjacent to US 23/SR 42 at Pine Grove Road

Proposed Development Type: It is proposed to development 882,200 sf of industrial space.

Build Out: 2023

Review Process ☐ EXPEDITED
☒ NON-EXPEDITED

REVIEW INFORMATION

Prepared by ARC Transportation Access and Mobility Division
Staff Lead Aries Little
Copied Marquitrice Mangham
Date April 13, 2022

TRAFFIC STUDY

Prepared by NV5 Engineers and Consultants, Inc
Date March 15, 2022

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)*

There is a list of projects referenced on Table 2. The column labeled as "Project Timeline" should be revised for consistency with the fiscal years in the RTP. In addition, project HE-202 (widening project on SR 42/US 23) should be added to the list.

☐ 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 proposed project will have one full access driveway at SR 42 and Pine Grove Road. I-75 is identified as a Regional Thoroughfare and can be access from the north at Bethlehem Road (AR-955) and to the south Bill Gardner Parkway from the intersection of SR 42 and Pine Grove Road.

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 proposed project will have one full access driveway at SR 42 and Pine Grove Road. I-75 is identified as a Regional Truck Route and can be accessed from the north at Bethlehem Road (AR-955) and to the south Bill Gardner Parkway from the intersection of SR 42 and Pine Grove Road.

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

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

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

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

Operator / Rail Line

Nearest Station

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

Distance*

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

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide sufficient connectivity

- ☐ Sidewalk and crosswalk network is incomplete
- ☐ Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

Bicycling Access*

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

Transit Connectivity

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

[Click here to provide comments.](#)

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

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

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

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

[Click here to provide comments.](#)

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

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

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

☐ SERVICE WITHIN ONE MILE (provide additional information below)

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

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

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

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access* ☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

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

[Click here to provide comments.](#)

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

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

☐ Route uses high volume and/or high speed streets

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

* 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

There is no transit agency that provides rail and/or fixed route bus service within the jurisdiction.

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*)

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*)

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)

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)

RECOMMENDATIONS

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

- ☐ UNKNOWN (additional study is necessary)

☒ YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*

☐ NO *(see comments below)*

[Click here to enter text.](#)

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

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

☐ YES *(see comments below)*

[Click here to enter text.](#)

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

SANSONE DRI
City of Locust Grove
Natural Resources Group Review Comments

April 11, 2022

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Water Supply Watershed 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 watershed, including this project, is subject to all applicable requirements of that ordinance as specified in the Locust Grove City Code.

Stream Buffer Protection

Both the USGS coverage for the project area and the project site plan show two intermittent blue line streams crossing the property and flowing into an unnamed tributary of Indian Creek off-site on the west side of I-75. Three short branches off the southernmost tributary are also shown on the submitted site plan that are not shown on the USGS coverage. The site plan shows the 50-foot buffer and 75-foot impervious setback required by the Locust Grove Stream Buffer Ordinance on all the mapped streams. However, the 25-foot State Erosion and Sedimentation Act buffer is not shown. The proposed site plan includes intrusions into the buffers of three of branches of the southernmost stream. All are intrusions by driveways or parking areas surrounding the proposed Building A, and may require variances under the Locust Grove Stream Buffer Ordinance.

The 25-foot State Erosion and Sedimentation Act buffer should be shown on all the mapped streams. 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. Any unmapped waters of the state on the property will also be 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 the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Total Acreage:	113.16 AC
Building Coverage:	18%
Impervious Estimate:	39%
Open Area:	39%
Density:	7,796 SF/Acre

Parcels: 111-01014000, 111-01008000,
111-01009000, Portions of
111-01007000

Landlots: 233, 234

Current Zoning: Residential-Agricultural (RA)

Proposed Zoning: Light Industrial (M-1)

Current FLUM Designation: Industrial and Parks,
Recreation, Conserv.

Proposed FLUM Designation: Industrial and Parks, Recreation, Conserv.

Total Building Area: 882,200 SF

Total Car Parking: 612 Spaces

Includes ADA Handicap Spaces

Code Required Parking: 186 Spaces

Total Trailer Parking: 316 Spaces

Includes 88 Stacked Spaces

Water Demand: 15,300 GPD

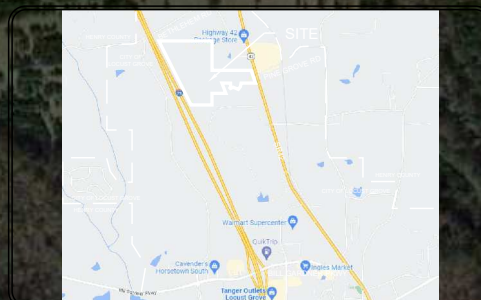
Sewer Demand: 15,300 GPD

This project is located within the Indian Creek Watershed District limited development area, but falls outside of the Water Quality Critical Area.

WILLIAM GREER, P.E.
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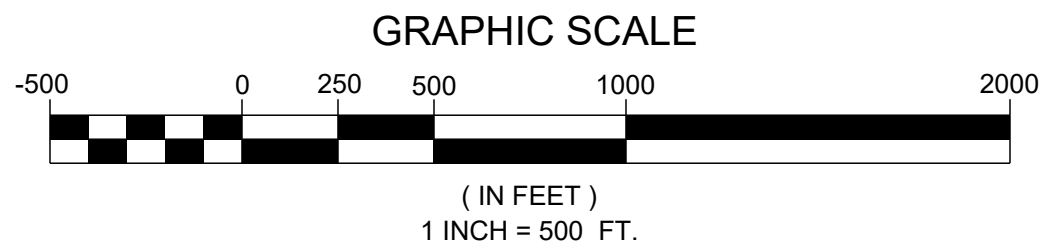
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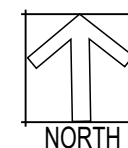


LOCATION MAP
N.T.S.

GPS LOCATION OF SITE: 33.631389° N, 83.965556° W



DRI# 3506 SANSONE
SR42 LOCUST GROVE
SR42 AND PINE GROVE RD
JANUARY 10, 2022



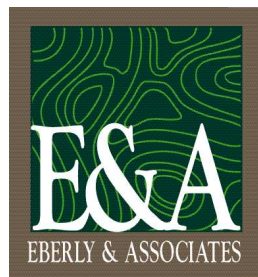
REVISIONS:	
9/14/2021	INITIAL SITE PLAN
1/10/2022	REVISED SITE BOUNDARIES
3/28/2022	DRI COMMENTS

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LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE



E&A# 21-098
DRI# 3506

SITE DATA

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CIVIL ENGINEER

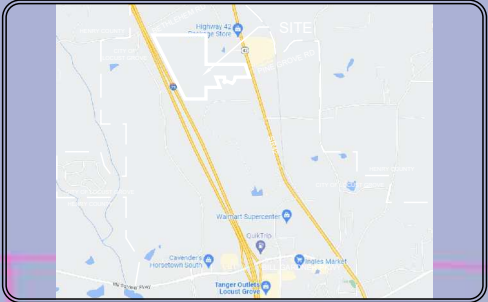
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LOCATION MAP
N.T.S.
GPS LOCATION OF SITE: 33.631389° N, 83.965556° W

City of Locust Grove MS4 System

LG Parcels 2018

Railroad

Streets

<all other values>

TYPE

CNTRP

CNTRUP

CTYSP

CTYSUP

INTSTHWY

INTSTHWYAC

PD

PPDRD

STHWY

UNCST

<all other values>

FLU0606

Gateway Town Center

Central Business District

Mixed Historic Neighborhood

Mixed Use Neighborhood

Mixed Use District

Office

Professional/Institutional

Rural Residential

Low Density Residential

Medium Density Residential

High Density Residential

Very High Density - County

Neighborhood Commercial

Community Commercial

Regional Commercial

Commercial - County

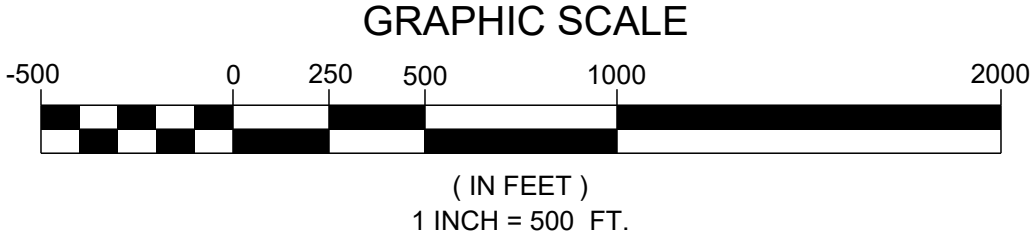
Service Commercial

Industrial

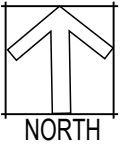
Trans., Comm., Utilities

Parks, Recreation, Conv.

LG_Limits_2016



DRI# 3506 SANSONE
SR42 LOCUST GROVE
SR42 AND PINE GROVE RD
JANUARY 10, 2022



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