

DATE: July 5, 2022

TO: Mayor Eric Dial, Town of Tyrone
ATTN TO: Phillip Trocquet, Town Planner, Town of Tyrone
RE: Development of Regional Impact (DRI) Review
FROM: Mike Alexander, Director, 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: Highway 74 Business Tech Park DRI 3628

Submitting Local Government: Town of Tyrone

Date Opened: July 5, 2022

Deadline for Comments: July 20, 2022 **Date to Close:** July 22, 2022

Description: A DRI review of a proposal to construct 733,882 SF of warehouse distribution facility space in five buildings on a 61 acre site off of SR 74/Joel Cowan Parkway at Jenkins Road in the Town of Tyrone in Fayette County.

PRELIMINARY COMMENTS:

Key Comments

The project site is designated as Developing Suburbs in ARC's Atlanta Region's Plan. The project is partially aligned – given its retention of over 40% of the site as open space – with the Plan's growth policy recommendation for Developing Suburbs 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 with these recommendations by retaining additional undisturbed natural areas, minimizing stream buffer intrusions, and utilizing undisturbed areas for conservation purposes.

The headwaters of a mapped stream may be located in the area of the southern stormwater pond; if so a stream buffer variance may be required.

The project is expected to generate approximately 1,324 daily new car trips; a number of improvements to mitigate project generated vehicular traffic are identified in the TIS.

No sidewalks are shown on the site plan but the TIS states that sidewalks will be provided between buildings. A multi-use trail is proposed on the east side of the project that will connect to Peachtree City; careful alignment of the trail with connecting segments to the north and south will be key to making it viable.

Incorporation of green stormwater and heat island mitigation designs for the roughly 681 surface car parking spaces proposed would be supportive of regional environmental policies.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity for the region. The Plan assigns a relevant growth category designation to all areas in the region and provides corresponding growth policy recommendations for each category.

The site of this DRI is designated in the Plan as Developing Suburbs. The Plan's general information and policy recommendations for Developing Suburbs areas are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate approximately 1,324 daily new car trips; a number of improvements to mitigate project generated vehicular traffic are identified in the TIS.

A total of 681 parking spaces are provided; no EV charging stations appear to be proposed. Provision of some EV charging spaces would be supportive of regional EV infrastructure goals.

No sidewalks are shown on the site plan. Sidewalks between buildings connecting to a future external sidewalk system or transit opportunities are considered a minimum component of a multi-modal transportation strategy. The proposed multi-use trail on the east side of the project is a positive feature but it will need to be integrated with connecting segments to the north and south to ensure its viability. 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 Group Comments

ARC's Natural Resources Group Comments will be provided in the Final Report.

Environmental Comments

The project can better 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.

The Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

As detailed in ARC's Atlanta Region's Plan, 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 the project is not well aligned with the Atlanta Region's Plan recommendations for Developing Suburbs. The project could be made more responsive to these goals and policies by retaining additional undisturbed area, minimizing stream buffer intrusions, and dedicating undisturbed areas for conservation purposes. Town of Tyrone leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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
CITY OF PEACHTREE CITY

GEORGIA CONSERVANCY
CITY OF FAIRBURN

FAYETTE COUNTY
FULTON 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>.



Developments of Regional Impact

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DRI #3628

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Tyrone
 Individual completing form: Katherine Crouch
 Telephone: 770-487-4038
 E-mail: planning@tyrone.org

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Highway 74 Business Tech Park
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Located NE of the intersection of SR 74 at Jenkins Road. Parcel ID 0726 068
 Brief Description of Project: Industrial warehousing - construction of 5 buildings that total approximately 733,882 SF of warehouse distribution facility.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 5 buildings, total of approximately 733,882 SF

Developer: EastGroup Properties, LP

Mailing Address: 3495 Piedmont Road, Building 11, Suite 350

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 4043012670

Email: john.coleman@eastgroup.net

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

If yes, property owner: Hobgood Family, LP

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

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

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

(not selected)Yes

No

If yes, provide the following information:

Project Name:

Project ID:

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

Rezoning

Variance

Sewer

Water

Permit

Other

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

(not selected)Yes

No

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

Estimated Project Completion Dates:

This project/phase: 2024

Overall project: 2024

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Developments of Regional Impact

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DRI #3628

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Tyrone
Individual completing form: Katherine Crouch
Telephone: 770-487-4038
Email: planning@tyrone.org

Project Information

Name of Proposed Project: Highway 74 Business Tech Park
DRI ID Number: 3628
Developer/Applicant: EastGroup Properties, LP
Telephone: 4043012670
Email(s): john.coleman@eastgroup.net

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: \$65,000,000 - \$75,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$700,000

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: Fayette County Water System

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

0.009 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:

Town of Tyrone

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

0.009 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: The Town currently has enough capacity to service this project although capacity is issued on a first-come, first-serve basis. The Town has limited wastewater capacity and is seeking additional GPD to meet future demands.

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? Sewer gravity lines exists across Jenkins Road roughly 100' away.

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.)

1,212 Daily Trips, 114 AM peak hour trips, 116 PM peak hour 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: Please refer to the traffic study prepared by Kimley-Horn and Associates

Solid Waste Disposal

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

672 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

58%

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: Two wet extended detention ponds, designed per the Georgia Stormwater Management Manual, will be provided for water quality, channel protection, and detention. Identification of ephemeral, perennial, and intermittent channels/streams will take place with state and Town of Tyrone buffers applied accordingly.

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:
An on-site wetland area will be impacted. The impacts will be permitted with ISACE and mitigated as required. Floodplain areas will be identified and LOMA's applied for if necessary.

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PROJECT INFORMATION		
ACREAGE:	TOTAL	60.90 AC
BUILDINGS :	BUILDING 100	123,120 S.F.
	BUILDING 200	102,600 S.F.
	BUILDING 300	164,862 S.F.
	BUILDING 400	178,200 S.F.
	BUILDING 500	170,100 S.F.
	TOTAL	738,882 S.F.
YIELD:	BUILDING COVER	27.9%
	IMPERVIOUS COVER	56.8%
	OPEN SPACE	43.2%
	DENSITY:	12,132.7 SF/ACRE
PAVEMENT:	REQUIRED PARKING SPACES	±554
	PARKING SPACES	±681
LOCATION:	STREET	JOEL COWAN PKWY
	JURISDICTION	TYRONE, GA
	DISTRICT	7
	LAND LOT	110 & 115
SERVICES:	SEWER DEMAND	9,250 GPD
	WATER DEMAND	9,250 GPD

DEVELOPER

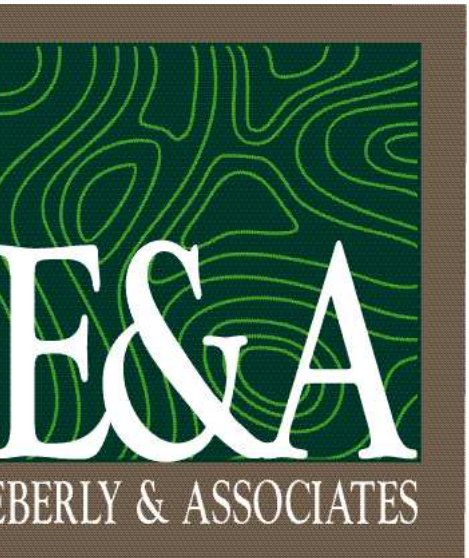
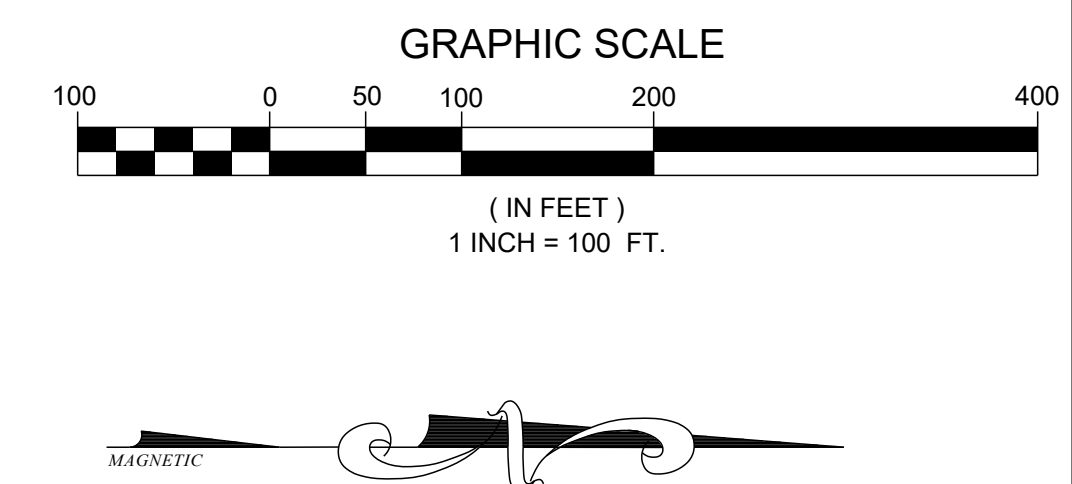
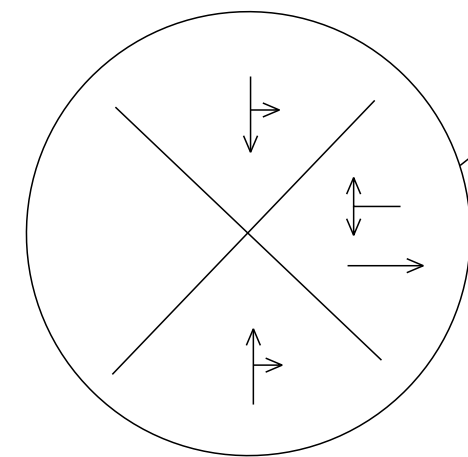
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LAND PLANNING
▼
CIVIL ENGINEERING
▼
LANDSCAPE ARCHITECTURE

EASTGROUP - HIGHWAY 74
BUSINESS TECH PARK

LAND LOT 110 & 115
7TH DISTRICT
FAYETTE COUNTY, GEORGIA
STATE HIGHWAY 74

[illegible]

DRI #3628
HIGHWAY 74 BUSINESS
TECH PARK

DATE:	05/24/2022
DRAWN BY:	FEILI
PROJECT MANAGER:	WESLEY REED P.E.
QA/QC CHECK:	

PROJECT NO.

22-041

SHEET NO.

DRI

NOT ISSUED FOR
CONSTRUCTION

PROJECT INFORMATION		
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BUILDINGS :	BUILDING 100	123,120 S.F.
	BUILDING 200	102,600 S.F.
	BUILDING 300	164,862 S.F.
	BUILDING 400	178,200 S.F.
	BUILDING 500	170,100 S.F.
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	DISTRICT	7
	LAND LOT	110 & 115
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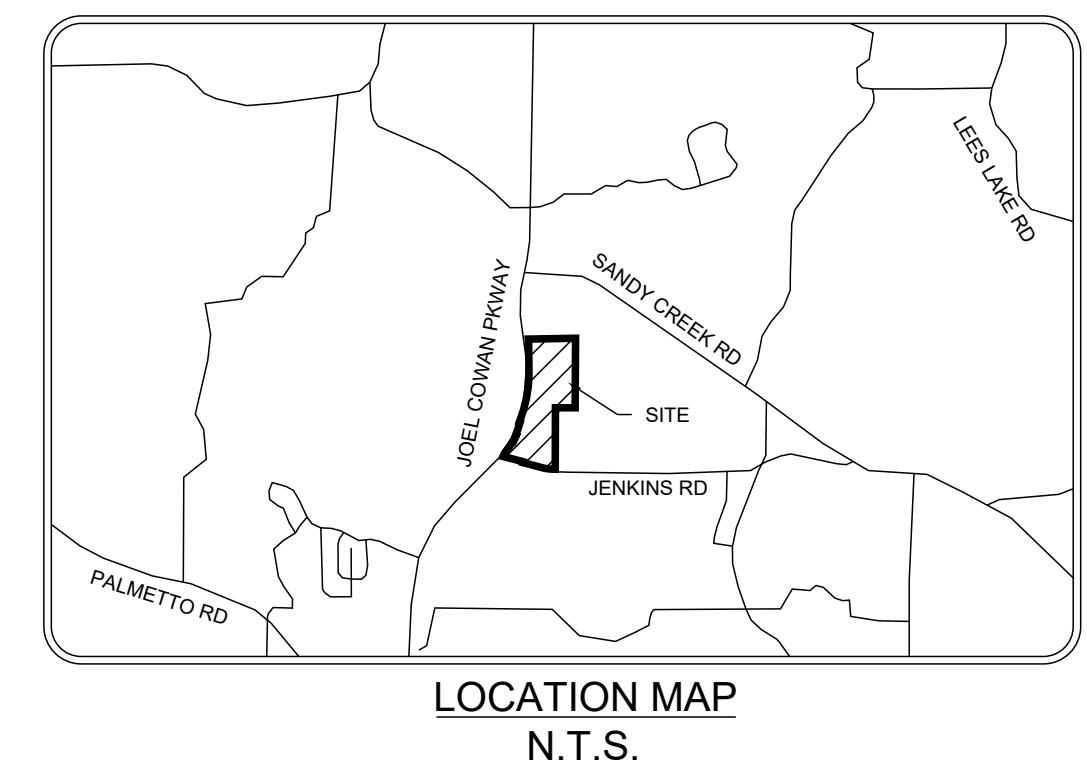
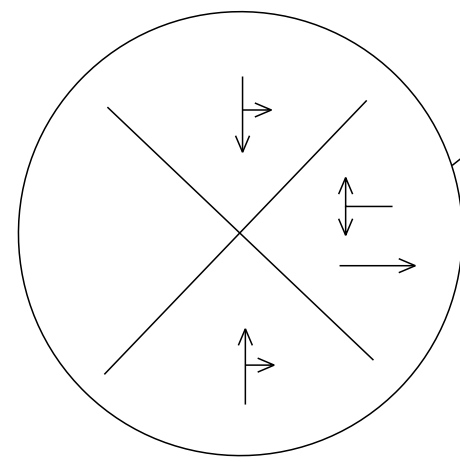
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▼
LAND PLANNING
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LANDSCAPE ARCHITECTURE

PROJECT: EASTGROUP - HIGHWAY 74
BUSINESS TECH PARK
LAND LOT 110 & 115
7TH DISTRICT
FAYETTE COUNTY, GEORGIA
STATE HIGHWAY 74

[illegible]

DRI #3628 HIGHWAY 74 BUSINESS TECH PARK	
SCALE:	1"= 100'
DATE:	05/24/2022
DRAWN BY:	FELI
PROJECT MANAGER:	WESLEY REED P.E.
QA/QC CHECK:	

PROJECT NO.

22-041

SHEET NO.

DRI

NOT ISSUED FOR
CONSTRUCTION

