

DATE: September 5, 2022

TO: Mayor J. Clark Boddie, City of Palmetto
ATTN TO: Cindy Hanson, City Clerk, City of Palmetto
RE: Development of Regional Impact 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: Palmetto Business Center DRI 3684

Submitting Local Government: City of Palmetto

Date Opened: September 5, 2022 **Deadline for Comments:** September 20, 2022

Description: A DRI review of a proposal to construct 1,109,160 SF of industrial warehouse space in two buildings with associated truck and car parking areas on a 128 acre site off of Tatum Road in the City of Palmetto in Fulton County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not aligned with Developing Suburbs 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 areas and through the utilization of the nearly 76 acres of proposed open space/stream buffer areas as managed conservation/park area.

The project is expected to generate approximately 1,739 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

The project appears to intrude into or fill in several stream buffer/wetland areas which is not in keeping with regional environmental and water supply and quality policies.

Incorporation of green stormwater and heat island mitigation designs for the roughly 1,037 surface car and truck 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. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations 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 1,738 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

The TIS notes the presence of MARTA stops on Roosevelt Highway within walking distance of the site as well as sidewalks connecting the site to the stops. However, there is no crosswalk on Roosevelt so westbound transit riders would not be able to get to the site. Inclusion of a crosswalk to allow this pedestrian/transit connection to be made would be supportive of regional transportation policies.

A total of 786 car parking spaces and 251 truck parking spaces are provided; no EV charging stations appear to be proposed. The provision of some EV parking spaces would be supportive of regional transportation/EV infrastructure policies.

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 will be provided in the Final Report.

Other Environmental Comments

Much of the existing site is 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. Approximately 76 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.

The project appears to intrude into or fill in several stream buffer/wetland areas which is not in keeping with regional environmental and water supply and quality policies.

The project can 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.

Incorporation of green stormwater and heat island mitigation designs for the approximately 1,037 car and truck surface parking spaces would be supportive of regional environmental policies.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as 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 project is not aligned with The Atlanta Region's Plan recommendations for Developing Suburbs which call for preserving environmentally sensitive, agricultural, and forested land. The project could be made more responsive to these goals and policies by retaining additional wooded area, dedicating undisturbed areas for conservation uses, and employing green infrastructure in the surface parking areas. City of Palmetto 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
COWETA COUNTY
CITY OF SOUTH FULTON
MARTA

GEORGIA CONSERVANCY
FAYETTE COUNTY
CITY OF CHATTAHOOCHEE HILLS

FULTON COUNTY
TOWN OF TYRONE
CITY OF FAIRBURN

For questions, 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 #3684

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: Palmetto

Individual completing form: Cindy Hanson

Telephone: 770-463-3377

E-mail: hanson@citypalmetto.com

*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: Palmetto Business Center

Location (Street Address, GPS Land Lots 100, 101, 124 and 125, 7th District, Fulton County, GA lat 33.5275°, long Coordinates, or Legal Land Lot -846423°, South Description):

Brief Description of Project: A two building industrial development with a total of 1,109,160 SF of industrial warehouse space is planned for the 128 acre site.

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.): Two buildings consisting of 1,109,160 SF of industrial warehouse space

Developer: Seefried Industrial Properties

Mailing Address: 3333 Riverwood Parkway SE

Address 2: Suite 200

City: Atlanta State: GA Zip: 30339

Telephone: 404-233-0204

Email: dougs@seefriedproperties.com

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

If yes, property owner: Momineen Inc., Chad Caldwell, Larry D Parrott, Vacinek, Headrick, and Flynt

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)YesNo

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)YesNo

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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DRI #3684

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: Palmetto
 Individual completing form: Cindy Hanson
 Telephone: 770-463-3377
 Email: hanson@citypalmetto.com

Project Information

Name of Proposed Project: Palmetto Business Center
 DRI ID Number: 3684
 Developer/Applicant: Seefried Industrial Properties
 Telephone: 404-233-0204
 Email(s): dougs@seefriedproperties.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: \$135,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$720,000

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: City of Atlanta

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

0.014 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:

No water is available in the area at this time. Extensions and improvements may be required at the developer's expense.

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?
TBD

Wastewater Disposal

Name of wastewater treatment provider for this site:

City of Palmetto

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

0.014 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: No sewer is available at the site at this time. Extensions and improvements may be required at the developer's expense.

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? TBD

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.)

1738 daily trips, 151 AM peak hour trips, 155 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)?

2030 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

39.9%

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: The site will use bioretention, where feasible, for runoff reduction. Wet extended ponds, designed per the Georgia Stormwater Management Manual, will be used to provide water quality, channel protection, and detention for the proposed project.

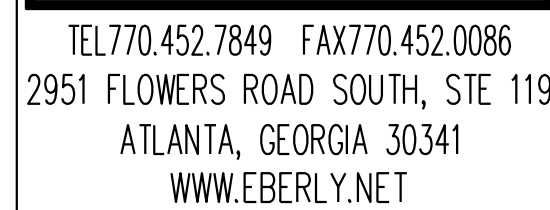
Environmental Quality

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: Stream and wetland impacts are anticipated for this project. USACE and GAEPD approval will be required for these impacts.

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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

SUBJECT: PALMETTO BUSINESS CENTER
PALMETTO, GA

LAND LOT 100, 101, 124 & 125
7TH DISTRICT
TATUM ROAD
CITY OF PALMETTO/FULTON COUNTY, GEORGIA

REVISIONS:

[illegible]

DRI SITE PLAN

SCALE:
DATE:
DRAWN BY:
PROJECT MANAGER:
QA/QC CHECK:

PROJECT NO.

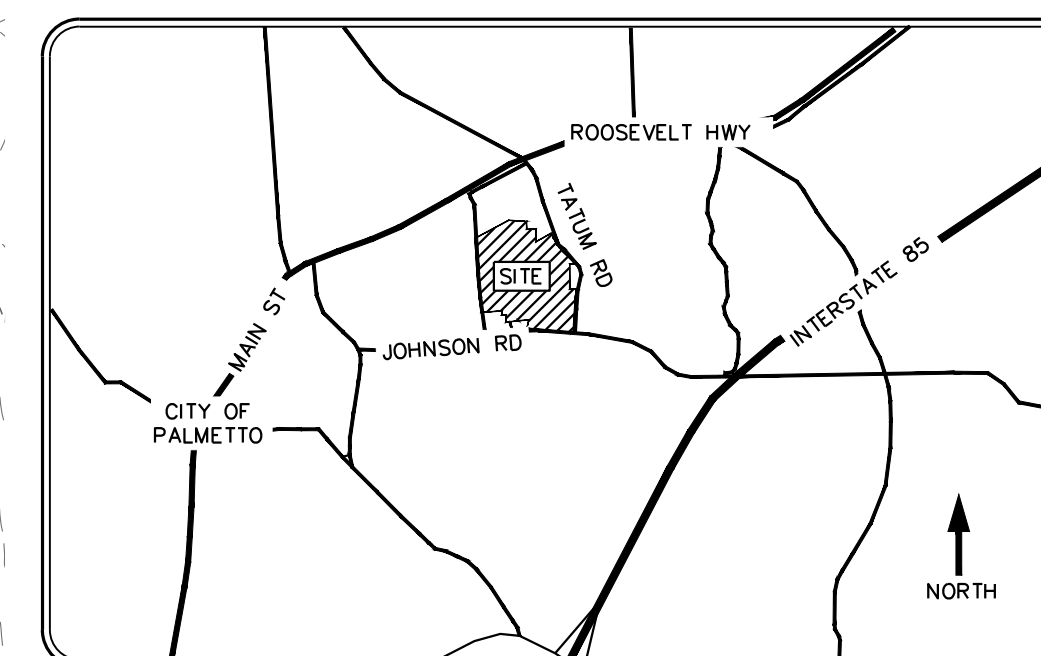
22-060

SHEET NO.

DRI
#3684

NOT ISSUED FOR
CONSTRUCTION

ACREAGE:	TOTAL	127.841 AC.
BUILDINGS :	BUILDING 100	814,320 S.F.
	BUILDING 200	294,840 S.F.
	TOTAL	1,109,160 S.F.
YIELD:	BUILDING COVER	19.9%
	IMPERVIOUS COVER	39.9%
	OPEN SPACE	60.1%
	DENSITY:	8,676 SF/ACRE
PAVEMENT:	REQUIRED PARKING SPACES	740
	PROPOSED PARKING SPACES	786
	TRAILER SPACES	251
LOCATION:	STREET	TATUM ROAD
	JURISDICTION	PALMETTO, GA
	DISTRICT	7
	LAND LOT	100, 101, 124 & 125
SERVICES:	SEWER DEMAND	13,875 GPD
	WATER DEMAND	13,875 GPD

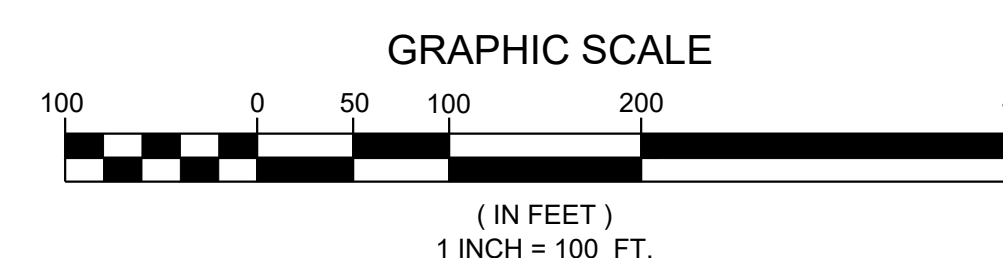


LOCATION MAP
N.T.S.

DEVELOPER
SEEFRED INDUSTRIAL PROPERTIES
CONTACT: DOUG SMITH
3333 RIVERWOOD PARKWAY SE
SUITE 200
ATLANTA, GA 30339
(678) 904-1919
DOUG@SEEFREDPROPERTIES.COM

ENGINEER
WESLEY REED, P.E.
EBERLY & ASSOCIATES, INC.
2851 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
WREED@EBERLY.NET

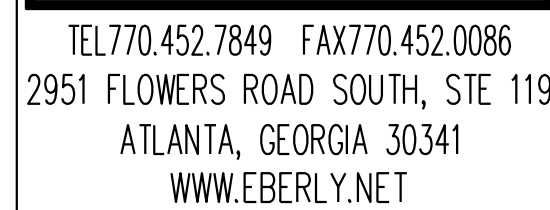
TRAFFIC ENGINEER
HARRISON FORDER, P.E. (G.A.A.)
JOHN WALKER, P.E., PTOE
KIMLEY-HORN
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GA 30009
(404) 272-3817
HARRISON.FORDER@KIMLEY-HORN.COM



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ECT: PALMETTO BUSINESS CENTER
PALMETTO, GA

LAND LOT 100, 101, 124 & 125
7TH DISTRICT
TATUM ROAD
CITY OF PALMETTO/FULTON COUNTY, GEORGIA

[illegible]

DRI SITE PLAN

SCALE:	1"=100'
DATE:	07/28/22
DRAWN BY:	T. PATEL
PROJECT MANAGER:	W. REED
QA/QC CHECK:	

PROJECT NO. 22-060

SHEET NO.

DRI
#3684

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