

DATE: November 9, 2022

TO: Mayor Vince Williams, City of Union City  
ATTN TO: Anthony Alston, Community Development Director, City of Union City  
RE: Development of Regional 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:** 2022 Airport Distribution Center Four DRI 3765

**Submitting Local Government:** City of Union City

**Date Opened:** November 9, 2022 **Comments Due:** November 24, 2022 **Date to Close:** November 25, 2022

**Description:** A DRI review of a proposal to construct a warehouse building of approximately 850,000 SF and an outparcel proposed to serve as a Union City emergency services facility with approximately 30,000 SF in the city of Union City 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 forest areas, the reduction of the substantial wetland impact around Wolf Creek, and the designation/management of the proposed open space area for conservation purposes.*

*The project is expected to generate approximately 1,276 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.*

*Incorporation of green stormwater and heat island mitigation designs for the approximately 613 surface car and truck parking spaces proposed would be supportive of regional environmental policies.*

*Sidewalks should be provided along the project Stonewall Tell Road frontage in anticipation of the future proposed police and fire facility use on part of the site and of the need to eventually connect the site to the MARTA bus stop at South Fulton Parkway.*

### **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 1,276 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

Sidewalks do not appear to be shown in the site plan along the Stonewall Tell Road frontage. Sidewalks should be included in this location especially since a portion the site may house the future Union City police and fire facilities. Ideally the city will at some point expand the sidewalk system along Stonewall Tell Road to connect to the MARTA bus stop at Stonewall Tell Road and South Fulton Parkway.

No EV charging spaces appear to be included; provision of adequate EV charging spaces would be supportive of regional 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**

The 75 acre project site is currently forested with stream and wetland areas and provides valuable ecosystem services for the city of Union City and the larger region. A small portion of the site at the NE corner appears to be retained as open space; retention of additional forested area would be desirable and

in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of the proposed open space area as managed open/conservation space could meaningfully 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 proposes substantial intrusions into wetland and stream buffer and the DRI Form 2 notes: "Waters of the state and wetlands will be affected by this project. A nationwide permit and Army Corps of Engineers permit is being applied for to disturb these areas. These disturbances will be under the threshold amount for both permits." Ideally the plan could be adjusted to reduce the large scale of these intrusions. 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 613 surface car and truck parking spaces proposed 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 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 forest areas, the reduction of the substantial wetland impact around Wolf Creek, and through the designation/management of the proposed open space area for conservation purposes. City of Union City 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 ATLANTA  
FULTON COUNTY

GEORGIA CONSERVANCY  
CITY OF EAST POINT  
FAYETTE COUNTY

CITY OF SOUTH FULTON  
CITY OF COLLEGE PARK  
CLAYTON COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto: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 #3765

#### 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: Union City

Individual completing form: Anthony Alston

Telephone: 770 515 7955

E-mail: [aalston@unioncityga.org](mailto:aalston@unioncityga.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: Airport Distribution Center Four

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.62536603566177, -84.56027642987853

Brief Description of Project: The proposed project will include one distribution warehouse building of approx. 850,000 SF and an outparcel anticipated to be dedicated to the City with space allocated for approx. 30,000 SF dedicated for City use as an emergency services outpost. The site is located on approximately 50 acres along the east side of Stonewall Tell Road approximately 1/2-mile north of South Fulton Parkway.

#### 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.): Approx. 850,000 SF distribution warehousing, and 30,000 SF emergency services building

Developer: Vision Development Partners

Mailing Address: 6160 Peachtree Dunwoody Road

Address 2: Suite B200

City: Atlanta State: GA Zip: 30328

Telephone: 770-330-3233

Email: [steve@visiondevpartners.com](mailto:steve@visiondevpartners.com)

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

If yes, property owner: ADC4 Owner, 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)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 #3765

#### 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: Union City  
Individual completing form: Anthony Alston  
Telephone: 770 515 7955  
Email: aalston@unioncityga.org

#### Project Information

Name of Proposed Project: Airport Distribution Center Four  
DRI ID Number: 3765  
Developer/Applicant: Vision Development Partners  
Telephone: 770-330-3233  
Email(s): steve@visiondevpartners.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: 70,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 973,000

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): N/A

#### Water Supply

Name of water supply provider for this site: City of Atlanta Watershed Management

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

0.022 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:  
N/A

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?  
N/A

### Wastewater Disposal

Name of wastewater treatment provider for this site:

Fulton County

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

0.016 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: N/A

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? 0.05 miles

### 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.)

Daily: 1,276 | AM: 95 | PM: 115

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 see the traffic study completed my Kimley-Horn

### Solid Waste Disposal

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

1,610 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: N/A

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain: N/A

### Stormwater Management

What percentage of the site is projected to be impervious surface once the

78.6%



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 contain two stormwater detention ponds. These ponds are designed to provide water quality treatment and runoff reduction for the site.

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: Waters of the state and wetlands will be affected by this project. A nationwide permit and Army Corps of Engineers permit is being applied for to disturb these areas. These disturbances will be under the threshold amount for both permits.

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09/30/2022  
DRAWING SCALE  
1" = 1000'  
PROJECT NUMBER  
1463-000  
DRAWING NUMBER  
**EX**  
NOT ISSUED