

DATE: NOVEMBER 11, 2022

TO: Mayor Edward Johnson, City of Fayetteville
ATTN TO: David Rast, Community and Economic Development Director, City of Fayetteville »
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: Trilith Expansion DRI 3776

Submitting Local Government: City of Fayetteville

Date Opened: Nov 11, 2022

Deadline for Comments: Nov 28, 2022 **Date to Close:** Nov 28, 2022

Description: A DRI review of a proposal to expand the existing Trilith film studio and mixed-use development with an additional 3,876,000 million SF of studio/film production space, a 300-room hotel, 487 single-family detached units, 435 multi-family attached units, 1,105,000 SF of office space, 352,785 SF of commercial space, and 100,000 SF of school/institutional space on a 913 acre site on Veterans Parkway in the city of Fayetteville in Fayette County. The site was previously reviewed as Pinewood Atlanta Studios/Pinewood Forest DRI 2480.

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is partially 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 around stream and wetland areas and through the dedication/management of the substantial amount of proposed preserved area for conservation purposes.

The project's highly robust mix of uses – film production, office, retail, residential, hotel, educational and recreational – is strongly supportive regional development policies.

The projects inclusion of a range of housing types – single-family detached, single-family attached, and multi-family – along with offering home ownership and rental options is highly aligned with regional housing policies.

The proposed multi-use trail is highly supportive of regional multi-modal transportation and environmental policies. The final layout of the multi-use trail should be carefully studied to provided optimal multi-modal transportation capacity.

A total of 18,570 parking spaces are proposed which is substantially more than the minimum 15,083 required. Given the strong pedestrian connectivity and overall walkability included in the plan, a substantial reduction in parking spaces would be in keeping with regional transportation policies.

No EV charging spaces appear to be identified; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

The project is expected to generate approximately 34,512 net new daily vehicular trips; a wide range of roadway improvements are proposed in the TIS to mitigate generated vehicular traffic.

Incorporation of green stormwater and heat island mitigation designs for the very large number of 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. 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.

The project's highly robust mix of uses – film production, office, retail, residential, hotel, educational and recreational – is strongly supportive regional development policies.

The project's inclusion of a range of housing types – single-family detached, single-family attached, and multi-family – along with offering home ownership and rental options is highly aligned with regional housing policies.

Transportation and Mobility Comments

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

The proposed multi-use trail is highly supportive of regional multi-modal transportation and environmental policies. The final layout of the multi-use trail should be carefully studied to provided optimal multi-modal

transportation capacity and to reduce the vehicular traffic within the overall development. Ideally the trail could be linked to a regional network that connects to downtown Fayetteville, Peachtree City, and the Town of Tyrone.

A total of 18,570 parking spaces are proposed which is substantially more than the minimum 15,083 required. Given the strong pedestrian connectivity and overall walkability included in the plan, a substantial reduction in parking spaces would be in keeping with regional transportation policies.

No EV charging spaces appear to be identified; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

The project is expected to generate approximately 34,512 net new daily vehicular trips; a wide range of roadway improvements are proposed in the TIS to mitigate generated vehicular traffic.

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

A significant amount of forested, wetland, and stream buffer area associated with Sandy Creek is proposed to be retained. Additional retention of these areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this 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 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 large number of surface car 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 is partially 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 around Sandy Creek and other streams, the provision of a management mechanism for the substantial amount of proposed open space/wetlands preservation area, and utilization of green infrastructure in surface parking areas, trails, and roadways. Other aspects of the project – the provision of a wide range of uses as well as a range of housing options – are highly supportive of regional development policies. City of Fayetteville 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:

GEORGIA DEPT OF NATURAL RESOURCES
GEORGIA SOIL AND WATER CONSERVATION
FAYETTE COUNTY
CITY OF SOUTH FULTON
CLAYTON COUNTY

GEORGIA DEPARTMENT OF COMMERCE
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
COWETA COUNTY
CITY OF PEACHTREE CITY

GDOT
GEORGIA CONSERVANCY
CITY OF FAIRBURN
TOWN OF TYRONE

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 #3776

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: City of Fayetteville

Individual completing form: David Rast, Director of Community and Economic Dev

Telephone: 770.719.4156

E-mail: drast@fayetteville-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: Trilith Expansion

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Combined +/-913-acres east/west of Veterans PKWY/north of Sandy Creek RD

Brief Description of Project: The Applicant is seeking a modification to DRI 2480 (Pinewood Atlanta Studios-West Fayetteville development). The former 696-acre DRI is being expanded to encompass 913 acres and will include an additional 4.7 million SF of studio/film stage/production/warehouse/office/retail space and 55 residential units.

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

If other development type, describe:
Film and TV production stages/studio buildings, workshops and supporting office

Project Size (# of units, floor area, etc.): Overall project includes 6.9 million SF of studio/film stage/production/warehouse/office/retail space

Developer: Trilith Development, LLC

Mailing Address: 210 Trilith PKWY

Address 2:

City:Fayetteville State: GA Zip:30214

Telephone: 404.761.1299

Email: billfoley@foleydesign.com

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

If yes, property owner:

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: Pinewood Atlanta Studios-West Fayetteville development

Project ID: 2480

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

Rezoning

Variance

Sewer

Water

Permit

Other

Annexation, conceptual site plan approval

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?

100

Estimated Project Completion Dates:

This project/phase: 2023-2025

Overall project: 2032

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Developments of Regional Impact

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DRI #3776

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: City of Fayetteville
 Individual completing form: David Rast, Director of Community and Economic Dev
 Telephone: 770.719.4156
 Email: drast@fayetteville-ga.gov

Project Information

Name of Proposed Project: Trilith Expansion
 DRI ID Number: 3776
 Developer/Applicant: Trilith Development, LLC
 Telephone: 404.761.1299
 Email(s): billfoley@foleydesign.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: 1.2-1.3 billion

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 15-16 million

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)?

0.93 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:

City of Fayetteville

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

0.71 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.)

Net daily: 34,512 - AM: 2,722 - PM: 3,062

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: Refer to Traffic Study prepared by Kimley-Horn and Associates, Inc.

Solid Waste Disposal

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

26,419 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?

65%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: State and local stream buffers as well as zoning buffers will be maintained for streams. Stormwater ponds will be installed in accordance with local and state ordinances and will meet water quality, channel protection and runoff reduction requirements. Infiltration BMPs will be evaluated and used where appropriate.

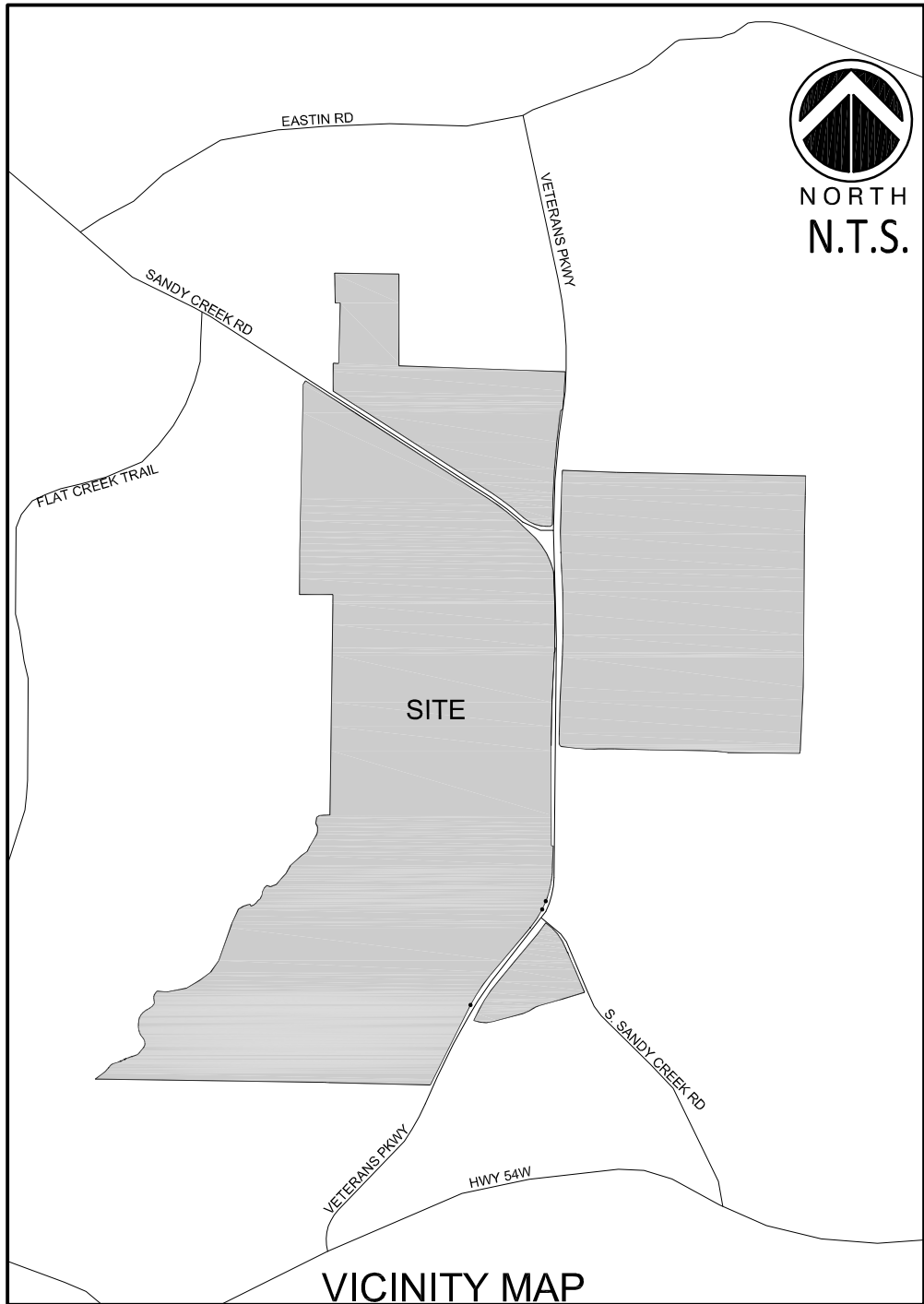
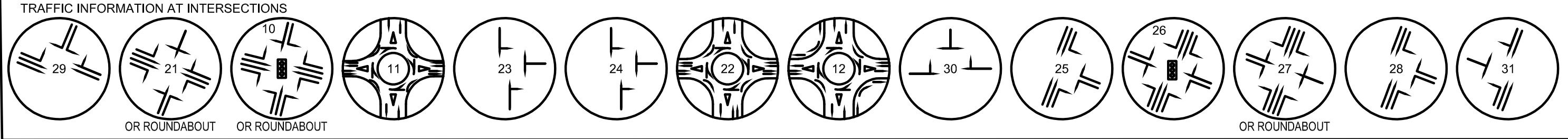
Environmental Quality

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

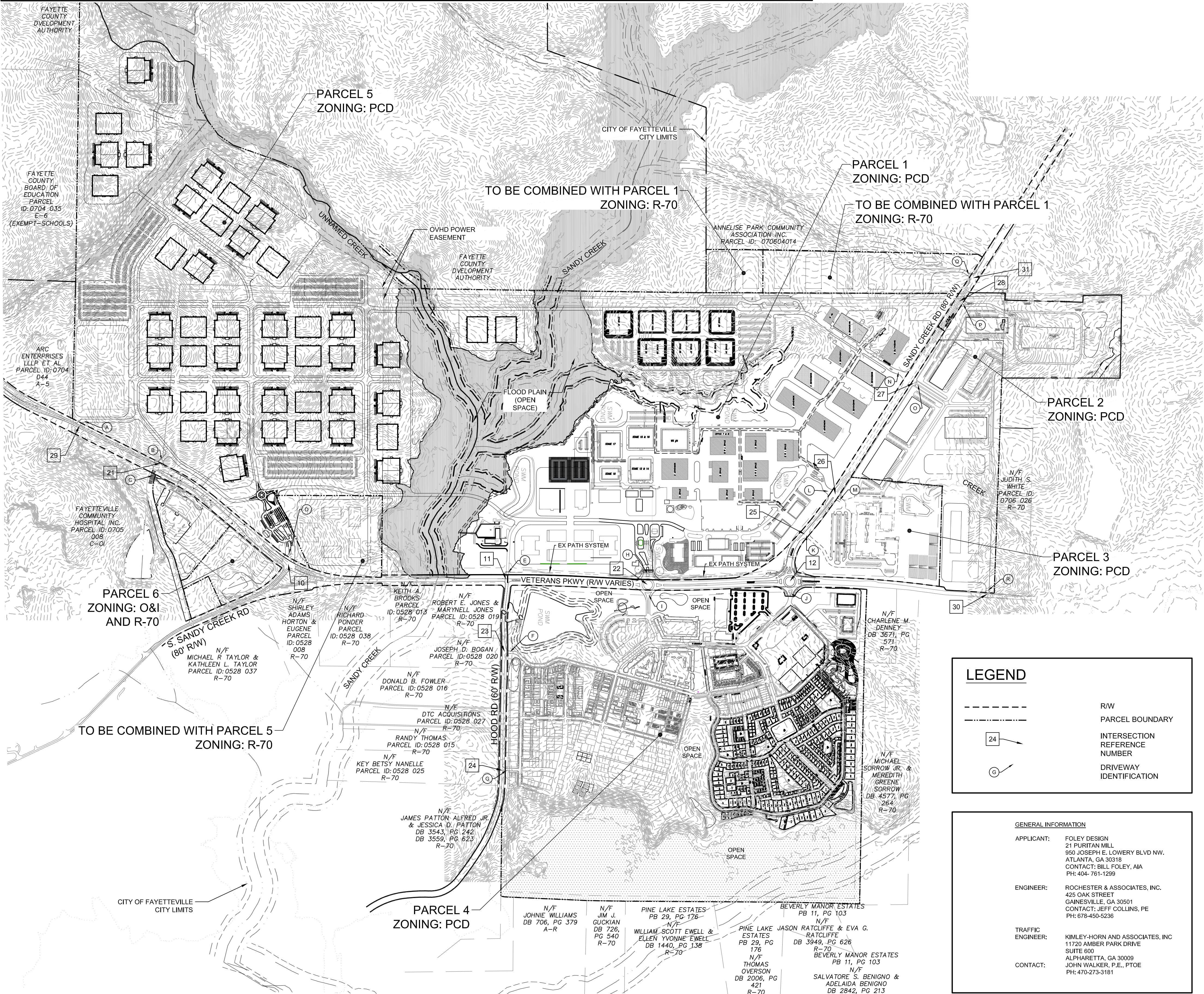
If you answered yes to any question above, describe how the identified resource(s) may be affected:
Limited to stream crossings

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- NOTES:
- DRI NUMBER: 3776
 - PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FLOOD HAZARD ZONE "AE" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NO. 131130084E EFFECTIVE SEPTEMBER 26, 2008
 - TOTAL SITE AREA: 913.95 ACRES
PARCEL 1: 310.45 ACRES (0.171 FAR)
PARCEL 2: 68.73 ACRES (0.194 FAR)
PARCEL 3: 25.85 ACRES (0.226 FAR)
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 - ZONING:
PARCEL 1 - PCD (PLANNED COMMUNITY DEVELOPMENT)
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PARCEL 5 - PCD (PLANNED COMMUNITY DEVELOPMENT)
PARCEL 6 - OI (OFFICE INSTITUTIONAL)
 - UTILITY PROVIDERS:
A. WATER - FAYETTE COUNTY
B. SANITARY SEWER - CITY OF FAYETTEVILLE
C. GAS - ATLANTA GAS LIGHT
D. TELEPHONE - AT&T
E. POWER - COWETA FAYETTE EMC
 - ALL ROADWAY AND PARKING TO HAVE CURB AND GUTTER
 - TOTAL PARKING COUNT: 18,569 SPACES (SEE CHART FOR ADDITIONAL BREAKDOWN)

LAND USE SUMMARY										Parking
	2015 DRI 2480		BUILT/UNDER CONSTRUCTION		TOTAL PROPOSED (DRI 3776)		CHANGE FROM DRI 2480		Total	
	TOTAL NON-RES.	TOTAL RES.	TOTAL NON-RES.	TOTAL RES.	TOTAL NON-RES.	TOTAL RES.	TOTAL NON-RES.	TOTAL RES.	Spaces	
	AREA (sf)	UNITS	AREA (sf)	UNITS	AREA (sf)	UNITS	AREA (sf)	UNITS	Proposed	
MAIN STUDIO - PARCEL 1 (STAGES & MEDIA PARK)										
STAGE/STUDIO BLDGS. (ST)	595,000		528,307		979,307		384,307	0	1,128	
WORKSHOPS (WS)	290,000		199,248		299,248		9,248	0	200	
WAREHOUSES (WH)	250,000		362,500		462,500		212,500	0	200	
OFFICES (O)	320,000		196,738		563,738		243,738	0	1,835	
RECYCLE CENTER (RC)	5,000		5,084		5,084		84	0	0	
	1,460,000	0	1,291,877	0	2,309,877	0	849,877	0		
MAIN STUDIO - PARCEL 2 (MEDIA PARK EXPANSION)										
WAREHOUSES (WH)	198,000		100,000		500,000		302,000	0	800	
OFFICES (O)	24,000		15,000		80,000		56,000	0	325	
	222,000	0	115,000	0	580,000	0	358,000	0		
PRODUCTION CENTER - PARCEL 3										
OFFICES (O)	90,000		86,000		110,000		20,000	0	120	
STAGE/STUDIO BLDGS. (ST)	72,000		14,960		14,960		-57,040	0	0	
WORKSHOPS (WS)	48,000		5,000		5,000		-43,000	0	0	
WAREHOUSES (WH)	60,000				125,000		65,000	0	250	
	270,000	0	105,960		254,960	0	-15,040	0		
PINEWOOD FOREST - PARCEL 4										
MULTI-FAMILY/APARTMENTS		524		263		650	0	126	387	
SINGLE FAMILY HOMES		714		350		750	0	36	800	
MIXED USE RETAIL (C)	75,000		47,000		150,000		75,000	0	515	
MIXED USE/ OFFICE / RETAIL (O/C)	100,500		92,000		250,000		149,500	0	790	
HOTEL (ROOMS)	200		192		300		100	0	135	
STAGE/AUDITORIUM/CINEMA/EVENT SPACE			30,000		514,000		514,000	0	2,420	
	175,500	1,238	169,000	613	914,000	1,400	738,500	162		
HORTON TRACT - PARCEL 5										
SINGLE FAMILY HOMES		107				0	0	-107	0	
RETAIL/ COMMERCIAL/ EDUCATIONAL	84,000				0		-84,000	0	0	
STAGE/STUDIO BLDGS. (ST)					1,435,000		1,435,000	0	3,588	
WORKSHOPS (WS)					666,000		666,000	0	1,332	
OFFICES (O)					649,000		649,000	0	3,245	
	84,000	107	0	0	2,750,000	0	2,666,000	-107		
GEORGIA MILITARY COLLEGE - PARCEL 6										
Institutional	53,000		38,000		138,000		85,000	0	500	
	53,000	0	38,000	0	138,000	0	85,000	0		
Total	2,264,500	1345	1,719,837	613	6,946,837	1400	4,682,337	55	18,570	



www.foleydesign.com
21 PURITAN MILL, 950 JOSEPH E. LOWERY BLVD, NW.
ATLANTA, GA 30318
404-761-1299

DRI SITE PLAN

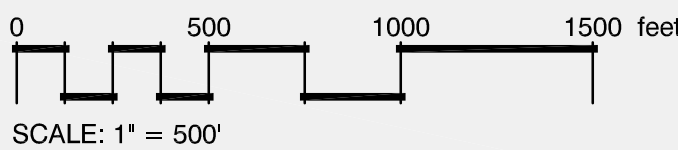
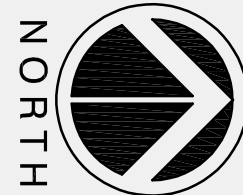
TRILITH EXPANSION

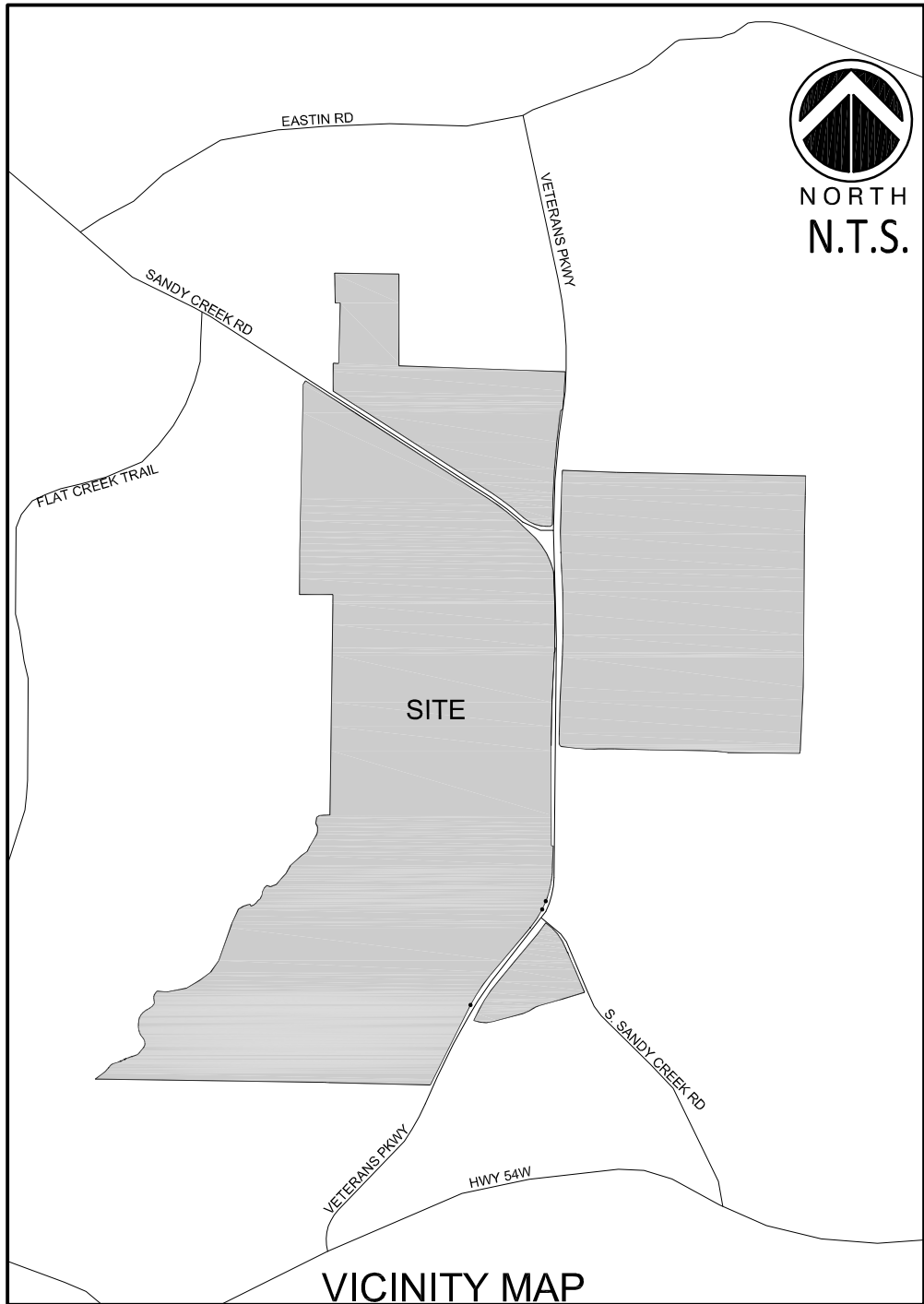
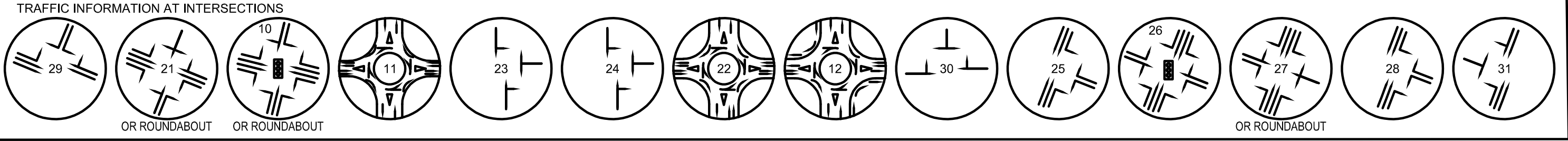
CITY OF FAYETTEVILLE
FAYETTE COUNTY, GA

REVISIONS:

- 08/04/22 1ST SUBMITTAL
- 10/31/22 INTERSECTION/TRAFFIC UPDATE

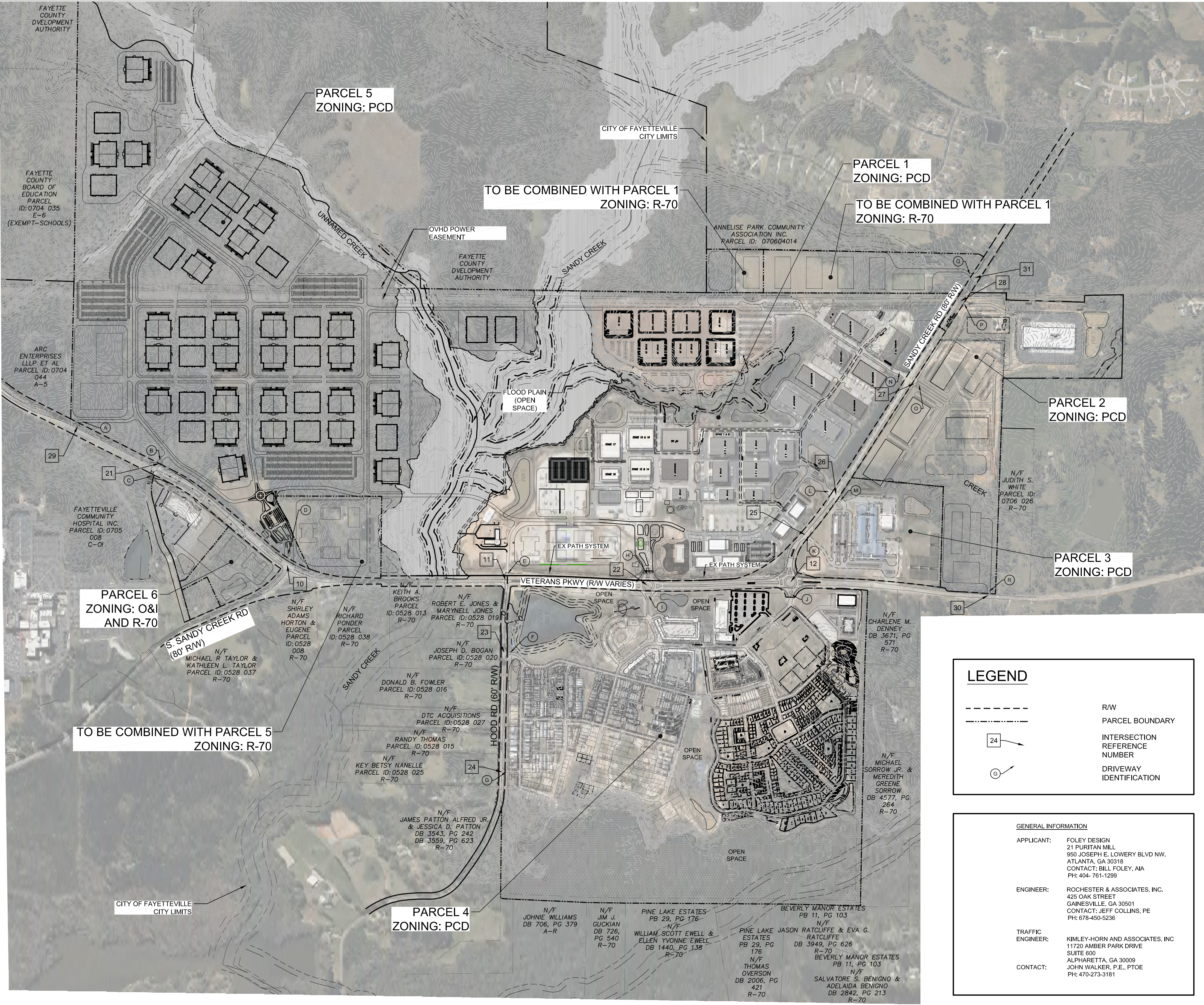
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STAGE/STUDIO BLDGS. (ST)	72,000		14,960		14,960		-57,040	0	0	
WORKSHOPS (WS)	48,000		5,000		5,000		-43,000	0	0	
WAREHOUSES (WH)	60,000				125,000		65,000	0	250	
	270,000	0	105,960		254,960	0	-15,040	0		
PINEWOOD FOREST - PARCEL 4										
MULTI-FAMILY/APARTMENTS		524		263		650	0	126	387	
SINGLE FAMILY HOMES		714		350		750	0	36	800	
MIXED USE RETAIL (C)	75,000		47,000		150,000		75,000	0	515	
MIXED USE/ OFFICE / RETAIL (O/C)	100,500		92,000		250,000		149,500	0	790	
HOTEL (ROOMS)	200		192		300		100	0	135	
STAGE/AUDITORIUM/CINEMA/EVENT SPACE			30,000		514,000		514,000	0	2,420	
	175,500	1,238	169,000	613	914,000	1,400	738,500	162		
HORTON TRACT - PARCEL 5										
SINGLE FAMILY HOMES		107				0	0	-107	0	
RETAIL/ COMMERCIAL/ EDUCATIONAL	84,000				0		-84,000	0	0	
STAGE/STUDIO BLDGS. (ST)					1,435,000		1,435,000	0	3,588	
WORKSHOPS (WS)					666,000		666,000	0	1,332	
OFFICES (O)	84,000	107	0	0	649,000		649,000	0	3,245	
					2,750,000	0	2,666,000	-107		
GEORGIA MILITARY COLLEGE - PARCEL 6										
Institutional	53,000		38,000		138,000		85,000	0	500	
	53,000	0	38,000	0	138,000	0	85,000	0		
Total	2,264,500	1345	1,719,837	613	6,946,837	1400	4,682,337	55	18,570	



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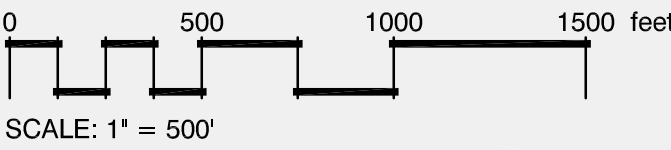
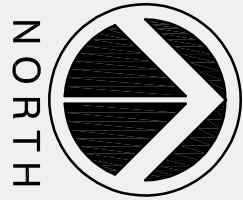
DRI SITE PLAN

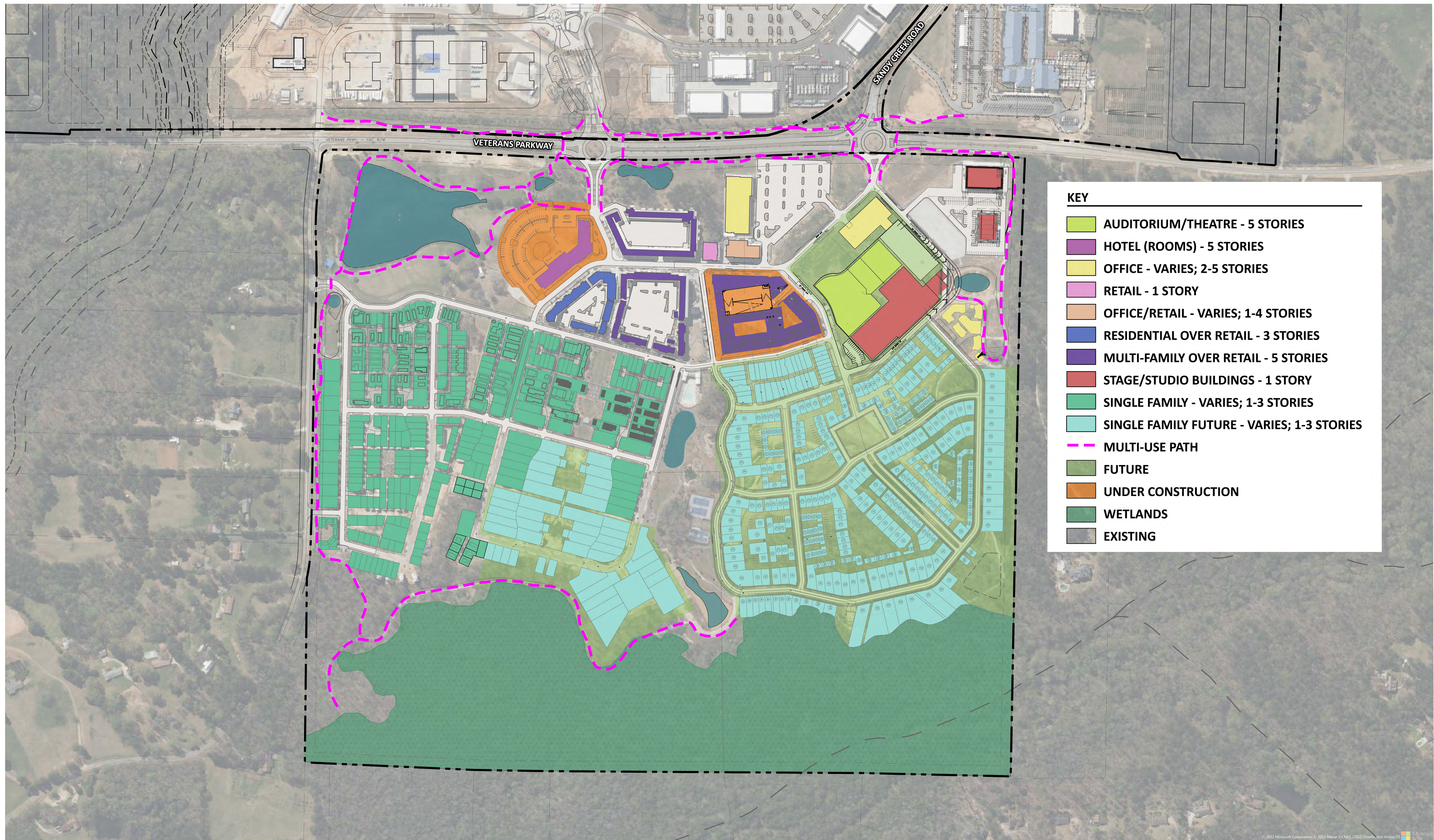
TRILITH EXPANSION

CITY OF FAYETTEVILLE
FAYETTE COUNTY, GA

- REVISIONS:
- | | | |
|----|----------|-----------------------------|
| 1. | 08/04/22 | 1ST SUBMITTAL |
| 2. | 10/31/22 | INTERSECTION/TRAFFIC UPDATE |

10/31/22





KEY

- AUDITORIUM/THEATRE - 5 STORIES
- HOTEL (ROOMS) - 5 STORIES
- OFFICE - VARIES; 2-5 STORIES
- RETAIL - 1 STORY
- OFFICE/RETAIL - VARIES; 1-4 STORIES
- RESIDENTIAL OVER RETAIL - 3 STORIES
- MULTI-FAMILY OVER RETAIL - 5 STORIES
- STAGE/STUDIO BUILDINGS - 1 STORY
- SINGLE FAMILY - VARIES; 1-3 STORIES
- SINGLE FAMILY FUTURE - VARIES; 1-3 STORIES
- MULTI-USE PATH
- FUTURE
- UNDER CONSTRUCTION
- WETLANDS
- EXISTING

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DRI SITE PLAN ENLARGEMENT

TRILITH EXPANSION

CITY OF FAYETTEVILLE
FAYETTE COUNTY, GA

DRI 3776 REVISIONS:		
1.	08/04/22	1ST SUBMITTAL
2.	10/31/22	INTERSECTION/TRAFFIC UPDATE

10/31/22

NORTH

0 200 400 600 feet
SCALE: 1" = 200'



KEY

- STAGE/STUDIO BLDGS. - 1 STORY
- WAREHOUSES/WORKSHOPS - 1 STORY*
- OFFICES - VARIES; 1-5 STORIES
- RECYCLE CENTER - 1 STORY
- INSTITUTIONAL - 1 STORY
- MULTI-USE PATH (8'-10' WIDE)
- FUTURE
- UNDER CONSTRUCTION
- STREAM
- FLOOD PLANES

*ALL BUILDINGS INCLUDE LOADING & DROP-OFF ZONES



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DRI SITE PLAN ENLARGEMENT

TRILITH EXPANSION

CITY OF FAYETTEVILLE
FAYETTE COUNTY, GA

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