

DATE: December 30, 2022

TO: Chairman Jeffrey E. Turner, Clayton County
ATTN TO: Tiras Petrea, Zoning Administrator, Clayton County
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: Victory Landing Logistics Center DRI 3816

Submitting Local Government: Clayton County

Date Opened: December 30, 2022 **Deadline for Comments:** January 13, 2023 **Date to Close:** January 13, 2023

Description: A DRI review of a proposal to construct 637,250 SF of warehouse/distribution space in 5 buildings on an 86-acre site off of Conley Road and Gilbert Road in Clayton County. The site is currently entirely wooded with a stream running through it.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Regional Employment Corridor growth management designation to the project site. The project is somewhat aligned with Regional Center growth policies and recommendations which note: "There is a lack of accessible public greenspace within Regional Employment Corridors, which affects the overall aesthetics and quality of life for residents and workers"

The project is expected to generate a total of 1,124 daily new vehicular trips; several roadway improvements are proposed to mitigate the impact of these trips.

A multi-use trail is planned along Gilbert Road connecting to Conley Road and should be considered in the final project design.

No bicycle parking spaces, or EV charging spaces appear to be proposed; inclusion of a basic amount of both would be supportive of regional EV infrastructure and multi-modal transportation 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 Regional Employment Corridor; corresponding 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 a total of 1,124 new vehicular trips. Several improvements are identified to reduce the impact of these new trips on surrounding roadways.

A large number of surface parking spaces are proposed. However, no bicycle parking spaces, or EV charging spaces appear to be proposed; inclusion of a generous amount of both would be strongly supportive of regional EV infrastructure and multi-modal transportation policies.

Six-foot sidewalks are proposed on both sides of Gilbert Road which is supportive of regional multi-modal transportation goals.

Several MARTA bus stops are within walking distance of the project on Conley Road. Care should be taken to ensure that these stops provide at least minimal passenger accommodations (concrete pad, shelter, etc.) and that they are connected by a safe walking route to the project.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths, entrances, and parking areas.

ARC Natural Resource Group Comments

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

Other Environmental Comments

The project site is entirely wooded with several stream and flood plain areas. The project proposes no intrusions into the protected buffers of these areas which is in keeping with regional environmental policies. Ideally the protected natural area could be expanded where possible, and a mechanism could be provided for managing the substantial preserved open space.

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.

Unified Growth Policy Considerations: Regional Employment Corridor

According to the Atlanta Region's Plan, Regional Employment Corridors represent the densest development outside of the Region Core. Regional Employment Corridors connect several Regional Centers with the Region Core via existing capacity transportation facilities. These areas contain a large share of the region's jobs in a relatively small land area. These areas are also increasing in both housing and job density and are experiencing increased redevelopment and new uses in traditionally employment-focused areas.

There is a lack of accessible public greenspace within Regional Employment Corridors, which affects the overall aesthetics and quality of life for residents and workers.

The intensity and land use of this proposed project partially aligns with The Atlanta Region's Plan's recommendations for Regional Employment Corridor primarily through its preservation of a large amount of retained natural greenspace. This alignment could be increased by providing additional retained natural space and by creating a mechanism for managing the space. Clayton County staff and leadership, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, and natural systems.

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

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	DEKALB COUNTY
CITY OF ATLANTA	CITY OF COLLEGE PARK	CITY OF FOREST PARK
CITY OF EAST POINT	CITY OF RIVERDALE	MARTA
AEROTROPOLIS ATLANTA		

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 #3816

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: Clayton

Individual completing form: Tiras Petrea

Telephone: 770.477.3577

E-mail: Tiras.Petrea@claytoncountyga.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: Victory Landing Logistics Center

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 3996 Gilbert Rd, Atlanta GA 30354

Brief Description of Project: Master-planned industrial park totaling 690,000 SF

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.): 686,000 SF over 90 acres

Developer: OA Development, Inc.

Mailing Address: 100 Ashford Ct N #310

Address 2:

City: Atlanta State: GA Zip: 30338

Telephone: 678.441.0001 x1005

Email: josh@oadevelopment.com

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

If yes, property owner: Gilbert Road Joint Venture and Victory Landing Partners

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: 12/2024
Overall project:

Back to Top



Developments of Regional Impact

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DRI #3816

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: Clayton
Individual completing form: Tiras Petrea
Telephone: 770.477.3577
Email: Tiras.Petrea@claytoncountyga.gov

Project Information

Name of Proposed Project: Victory Landing Logistics Center
DRI ID Number: 3816
Developer/Applicant: OA Development, Inc.
Telephone: 678.441.0001 x1005
Email(s): josh@oadevelopment.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: 75,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 550,000

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: Clayton County Water Authority

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

0.03

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?
0.5 miles of water main extension.

Wastewater Disposal

Name of wastewater treatment provider for this site: Clayton County Water Authority

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

0.03

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.)

Daily Trips 1,124; AM Peak Hour Trips: 82 entering, 24 existing; PM Peak Hour Trips: 31 entering, 78 exiting

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: See detailed traffic study for more information.

Solid Waste Disposal

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

620 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

45%

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:Buffers, Bioretention Ponds, and Detention Ponds.

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:

[Back to Top](#)

EX WAREHOUSE

NEAREST INTERSECTION IS RUBY H HARPER BLVD SE AND SOUTHSIDE INDUSTRIAL PARKWAY APPROX 670 LF NORTH (SIGNALIZED)

EX WAREHOUSE

EX WAREHOUSE

CITY OF ATLANTA

CITY OF ATLANTA

CLAYTON COUNTY

EX UNION LODGE

6' SIDEWALK ON EACH SIDE OF GILBERT ROAD

TRANSITION TO MATCH EXISTING TWO LANE, ONE TRAVEL LANE EACH DIRECTION

PRIVATE DRIVEWAY #1 (STOP SIGN CONTROLLED) RIGHT TURN LANE

TRIBUTARY TO POOLE CREEK

PRIVATE DRIVEWAY #2 (STOP SIGN CONTROLLED)

RIGHT TURN LANE

6' SIDEWALK ON EACH SIDE OF GILBERT ROAD

EXISTING GILBERT ROAD: 60' ROW TWO (2) LANE, ONE TRAVEL LANE EACH DIRECTION
PROPOSED GILBERT ROAD WIDENING: ROW VARIES 80'-98' THREE (3) LANE, ONE TRAVEL LANE EACH DIRECTION ONE DUAL LEFT TURN

CLAYTON COUNTY

ONE (1) LEFT TURN ONLY LANE, ONE (1) RIGHT TURN ONLY LANE

6' SIDEWALK ON EACH SIDE OF GILBERT ROAD

CONLEY ROAD

EXISTING STOP SIGN CONTROL TO REMAIN (UN-SIGNALIZED)

POTENTIAL SIDEWALK/STAIR PEDESTRIAN ACCESS

FUTURE MARTA BUS STOP SHELTER (14' X 6')

CLAYTON COUNTY

CITY OF FOREST PARK

EXISTING CLAYTON COUNTY SANITARY SEWER LIFT STATION, TO REMAIN

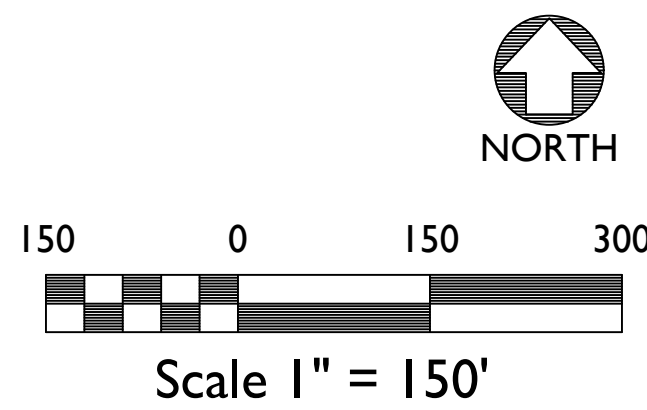
POOLE CREEK

CITY OF FOREST PARK

EX WETLANDS AREA

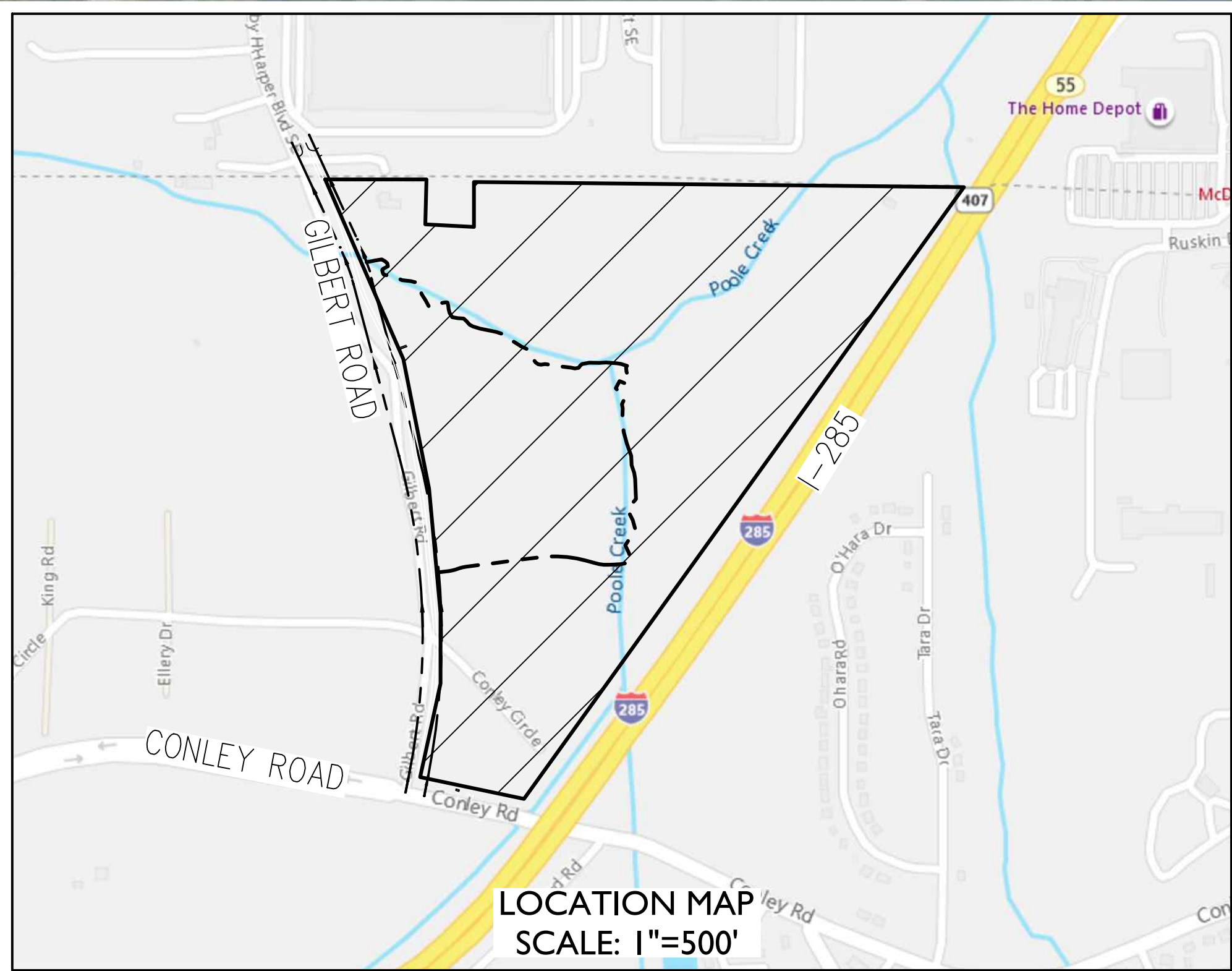
EX WETLANDS AREA

CONLEY ROAD



GRTA DRI NOTES

DRI CASE #: 3816
PROJECT NAME: VICTORY LANDING LOGISTICS CENTER
TRAFFIC CONSULTANT: A&R ENGINEERING, INC.
ABDUL K. AMER 770-690-9255
SITE PLANNER: AEC, INC.
CHRISTOPHER J. FINKE 770-641-1942
OWNER: OA DEVELOPMENT
JOSH VIDELEFSKY 678-441-0001
SITE ACREAGE: 85.5 ACRES
PROJECT PHASES: SINGLE PHASE
PROPOSED BUILDINGS: FIVE (5) WAREHOUSE BUILDINGS
BUILDING 100 146,400 SF
BUILDING 200 150,000 SF
BUILDING 300 102,600 SF
BUILDING 400 68,250 SF
BUILDING 500 220,000 SF
TOTAL 687,250 SF
1 STORY -35' HEIGHT
NO RESIDENTIAL UNITS ARE PROPOSED.



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arboret Services

50 Warm Springs Circle
Roswell - Georgia - 30075
(770)641-1942 - www.aecad.com

GRTA DRI SITE PLAN



GILBERT ROAD CLAYTON COUNTY, GEORGIA

PROJECT NO: 15-4358
DATE: 01-03-2023

NO.	REVISIONS	DATE

SHEET
DRI I.0