

DATE: April 19, 2023

TO: Mayor Robert Price, City of Locust Grove
ATTN TO: Anna Williams, Planner II, City of Locust Grove
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: Locust Grove Phase III DRI 3805

Submitting Local Government: City of Locust Grove

Date Opened: April 19, 2023 **Deadline for Comments:** May 4 2023 **Date to Close:** May 5, 2023

Description: A DRI review of a proposal to construct two industrial warehouses totaling 962,220 SF on a 101-acre wooded site with streams and wetlands off of Price Road and Bethlehem Road in the City of Locust Grove in Henry 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 well 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 utilization of green infrastructure in project hardscapes.

A total of 521 car parking spaces and are proposed which is substantially more than the minimum 200 required. A total of 388 truck trailer spaces and 232 truck docks are provided. 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 1,558 net new daily vehicular trips; a 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 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.

A total of 521 car parking spaces and are proposed which is substantially more than the minimum 200 required. A total of 388 truck trailer spaces and 232 truck docks are provided.

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 1,558 net new daily vehicular trips; a 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

Some land around stream buffers is proposed to be retained by the project. 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 these preserved areas 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 surface car parking spaces and other project hardscapes 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 not aligned with the above Developing Suburbs policy recommendations. It could be better aligned through retention/dedication of additional undisturbed areas around the Indian Creek tributary, the provision of a management mechanism for the areas being preserved, and the utilization of green infrastructure in project hardscape areas. City of Locust Grove 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 ENVIRONMENTAL FINANCE AUTHORITY
SPALDING COUNTY
CITY OF McDONOUGH

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA CONSERVANCY
CITY OF HAMPTON

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

HENRY COUNTY
CITY OF LOCUST GROVE

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 #3805

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: Locust Grove

Individual completing form: Anna Williams

Telephone: 770-692-2324

E-mail: awilliams@locustgrove-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: Locust Grove Phase III

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.362, -84.134 South of Bethlehem Rd and north of Bill Gardner Parkway, west of I-75

Brief Description of Project: Two industrial warehouses totaling 962,220 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.): Two industrial warehouses totaling 962,220 SF

Developer: CRG

Mailing Address: 2675 Paces Ferry Rd Suite 290

Address 2:

City: Atlanta State: GA Zip: 30339

Telephone: 7707676342

Email: hornsbk@claycorp.com

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

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

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: Locust Grove- Clayco Phase II

Project ID: 2699

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?

27%

Estimated Project Completion Dates:

This project/phase: 2027

Overall project: 2027

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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: Locust Grove

Individual completing form: Anna Williams

Telephone: 770-692-2324

Email: awilliams@locustgrove-ga.gov

Project Information

Name of Proposed Project: Locust Grove Phase III

DRI ID Number: 3805

Developer/Applicant: The Cubes at Locust Grove, LLC

Telephone: 770-317-9635

Email(s): hornsbyk@claycorp.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: 49000000

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

430000

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 Locust Grove

What is the estimated water supply demand to be generated by the project,

0.013

measured in Millions of Gallons Per Day (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?

Extension will be provided by Phase II Build-out. No additional extension needed.

Wastewater Disposal

Name of wastewater treatment provider for this site:

City of Locust Grove

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

0.011

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?

Extension will be provided by Phase II Build-out. No additional extension needed.

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.)

1558 Net Daily Trips 140 AM trips 142 PM 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 Traffic Study that will be performed by Kimley-Horn.

Solid Waste Disposal

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

329 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?

50.79

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

See site plan for stream impacts, in accordance with Permit #SAS-2017-00625.

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:

See site plan for stream impacts, in accordance with Permit #SAS-2017-00625

Submit Application

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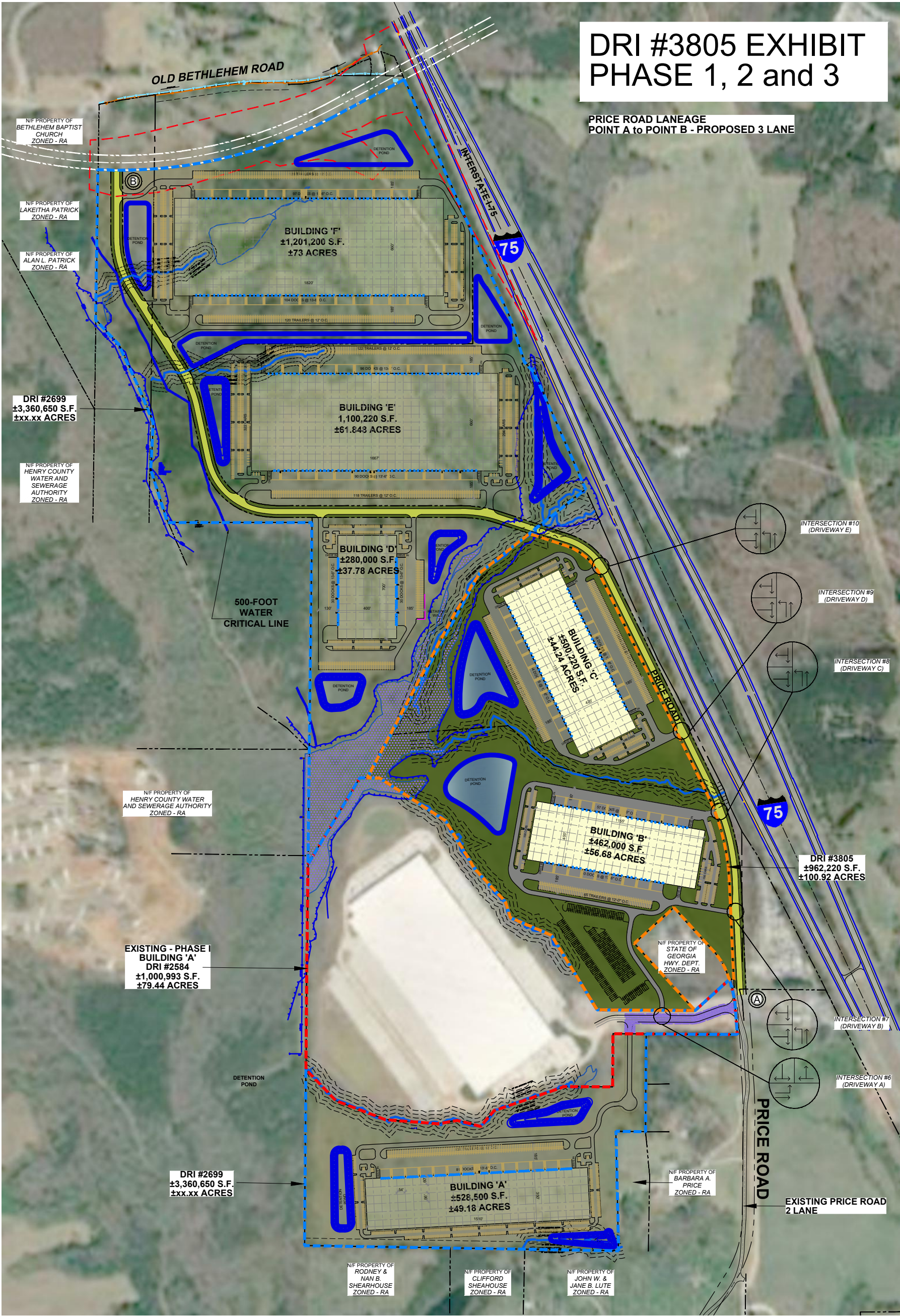
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DRI EXHIBIT - SK-1 MASTER PLAN

1" = 300'-0"



<div><div>EX 2 of 2</div><div>DRI #3805 PLAN EXHIBIT</div></div>	<div>PROJECT:</div> <div>LOCUST GROVE - PHASE 3 DISTRIBUTION CENTER</div> <div>CITY OF LOCUST GROVE, GA</div> <div>DRI #3805 PLAN</div>	<div>PREPARED BY:</div> <div>STOCK & ASSOCIATES Consulting Engineers, Inc.</div> <div>257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com</div>	<div>developed by:</div> <div>CRG</div> <div>INTEGRATED REAL ESTATE SOLUTIONS</div> <div>realcrg.com</div> <div>2675 PACES FERRY ROAD, SUITE 30339 ATLANTA, GEORGIA 30339 Ph 770.767.6342</div>	<div>SEAL</div>
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