

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: June 9, 2023

TO:	Chairman Phil D. Miller, Douglas County Commission	
ATTN TO:	Phil Shafer, Zoning Administrator, Douglas County	
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:2023 Rock House Road Site DRI 3939Submitting Local Government:Douglas CountyDate Opened:June 9, 2023Deadline for Comments:June 26, 2023Date to Close:June 27, 2023

Description: A DRI Review of a proposal to construct 898,000 SF of warehouse distribution space in two buildings on an approximately 134-acre site located on Rock House Road in unincorporated Douglas County. The site is fully wooded and includes multiple streams and wetlands substantial areas of which will be removed to accomodate the development.

PRELIMINARY COMMENTS:

<u>Key Comments</u>

The project is not aligned with applicable Developing Rural Areas policy recommendations which note: "These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. "

The project is expected to generate 1,458 new daily vehicular trips; associated roadway improvements to accommodate these are proposed.

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 to all areas in the region- Developing Rural Areas for this project – and provides accompanying growth policy recommendations which are detailed at the end of these comments.

Transportation and Mobility Comments

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

The project is expected to generate 1,458 new daily vehicular trips and numerous associated roadway improvements are proposed.

Opportunities for alternative transportation mode connections are limited by the rural location.

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 Resource Comments

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

Environmental Comments

The project will be built on top of two streams and associated wetland and buffer areas. Permitting for stream and wetland removal is being pursued through a Corps of Engineers permit.

A portion of the site is being retained and there may be opportunities for linking this area with nearby conserved areas.

The project can support The Atlanta Region's Plan by incorporating other aspects of regional environmental 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 site improvements.

Unified Growth Policy Considerations: Developing Rural Areas

Developing Rural Areas designation which denotes areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. Limited existing infrastructure in these areas will constrain the amount

of additional growth that is possible. Some transportation improvements may be needed in developing rural areas.

The project is not aligned with Developing Rural Areas recommendations. It could be better aligned by reducing stream buffer and wetland impacts and incorporating low-impact design approaches in constructed areas. Douglas County leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses 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 CITY OF SOUTH FULTON GEORGIA CONSERVANCY CITY OF AUSTELL CITY OF DOUGLASVILLE COBB COUNTY

For questions, please contact Donald Shockey at (470) 378–1531 or <u>dshockey@atlantaregional.org</u>. This finding will be published to the ARC review website located at <u>http://atlantaregional.org/plan-reviews</u>.





Developments of Regional Impact DRI Home View Submissions **Tier Map** Apply <u>Login</u> **DRI #3939 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: Douglas Individual completing form: Phil Shafer Telephone: 770-920-7313 E-mail: pshafer@douglascountyga.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: Rock House Road Site Location (Street Address, 1971 Rock House Road Lithia Springs GA (Douglas County) GPS Coordinates, or Legal Land Lot Description): Brief Description of Project: The proposed development will consist of 898,000 SF of warehouse space in two buildings on an approximately 134-acre site located in unincorporated Douglas County. The site is proposed to be rezoned from R-A., PSP, and LI-R to LI. **Development Type:** (not selected) Hotels Wastewater Treatment Facilities Office Mixed Use Petroleum Storage Facilities Commercial Airports Water Supply Intakes/Reservoirs Wholesale & Distribution Attractions & Recreational Facilities Intermodal Terminals Hospitals and Health Care Facilities OPost-Secondary Schools Truck Stops Housing Waste Handling Facilities Any other development types Industrial Quarries, Asphalt & Cement Plants If other development type, describe: Project Size (# of units, floor area, etc.): 898,000 SF of industrial warehouse space in two buildings Developer: Taylor and Mathis Mailing Address: 400 Interstate North Parkway, Suite 850 Address 2: City:Atlanta State: GA Zip:30339 Telephone: 404-259-8223 Email: mirby@taylortmathis.com Is property owner different (not selected) Yes No from developer/applicant? If yes, property owner:

apps.dca.ga.gov/DRI/InitialForm.aspx?driid=3939

Is the proposed project (not selected) Yes No

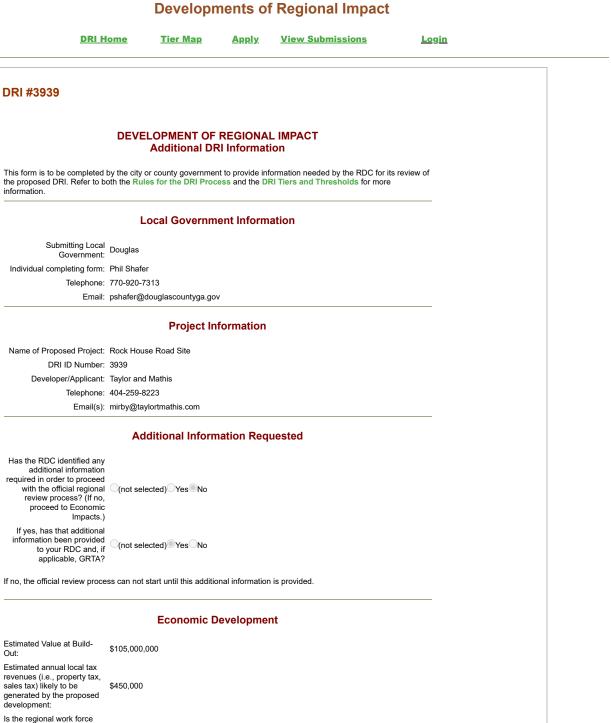
entirely located within your

◯(not selected) [®] Yes [®] No
Project Name: Rock House Road Site which was withdrawn
Project ID: 3496
Rezoning Variance Sewer Water Permit Other
◯(not selected)◯Yes [®] No
This project/phase: 2025 Overall project: 2025

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DRI Site Map | Contact





sufficient to fill the demand created by the proposed project? 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:

Douglasville-Douglas County Water Sewer Authority (DDCWSA)

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.01 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:	DDCWSA		
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.01 MGD		
Is sufficient wastewater treatment capacity available to serve this proposed project?	◯(not selected) [©] Yes [©] No		
If no, describe any plans to e	xpand existing wastewater treatment capacity:		
Is a sewer line extension required to serve this project?	(not selected) Yes No		
If yes, how much additional li	ine (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.)	1458 Daily Trips, 131 AM peak hour trips, 134 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)?	850 TPY		
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	30.4		

DRI Additional Information Form

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the
project's impacts on stormwater management: Zoning buffers are provided as required. Four wet extended detention
ponds are proposed to provide water quality, channel protection, and detention for the development

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: Wetlands and streams will be impacted for the proposed development's building, truck courts, access roads, parkin and associated grading.	

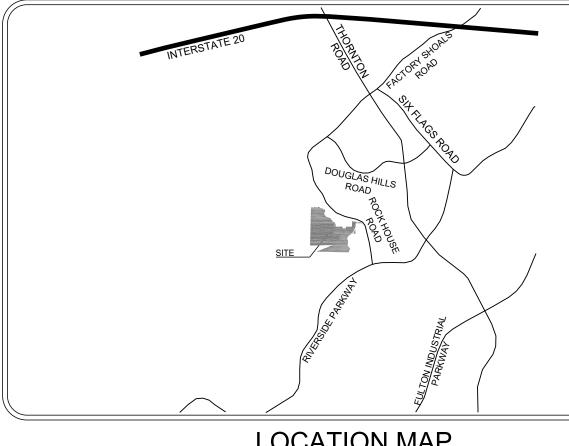
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proposed development has been constructed?

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LOCATION MAP

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STOP

TAYLOR & MATHIS

ATLANTA, GA 30339

WESLEY REED, P.E.

ATLANTA, GEORGIA 30341

WREED@EBERLY.NET

JOHN WALKER, PTOE

11720 AMBER PARK DRIVE

SUITE 850

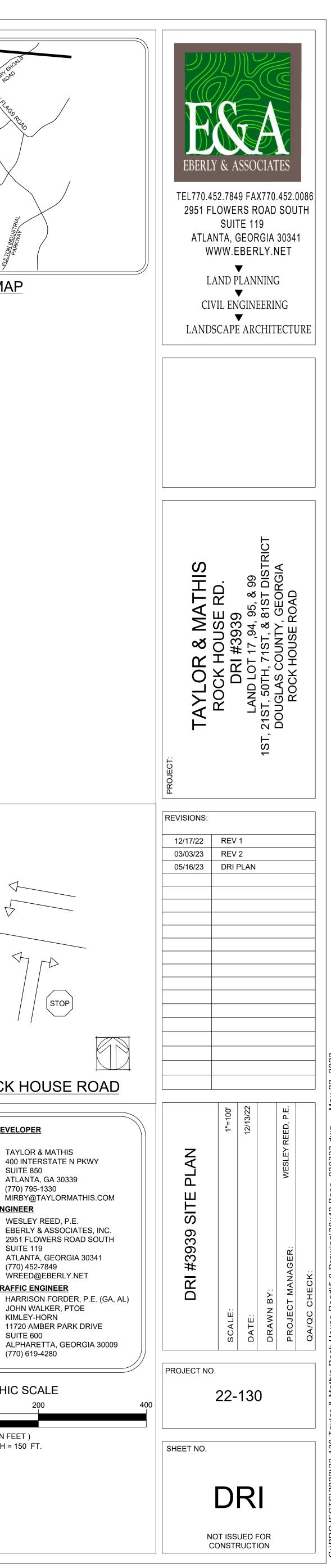
SUITE 119

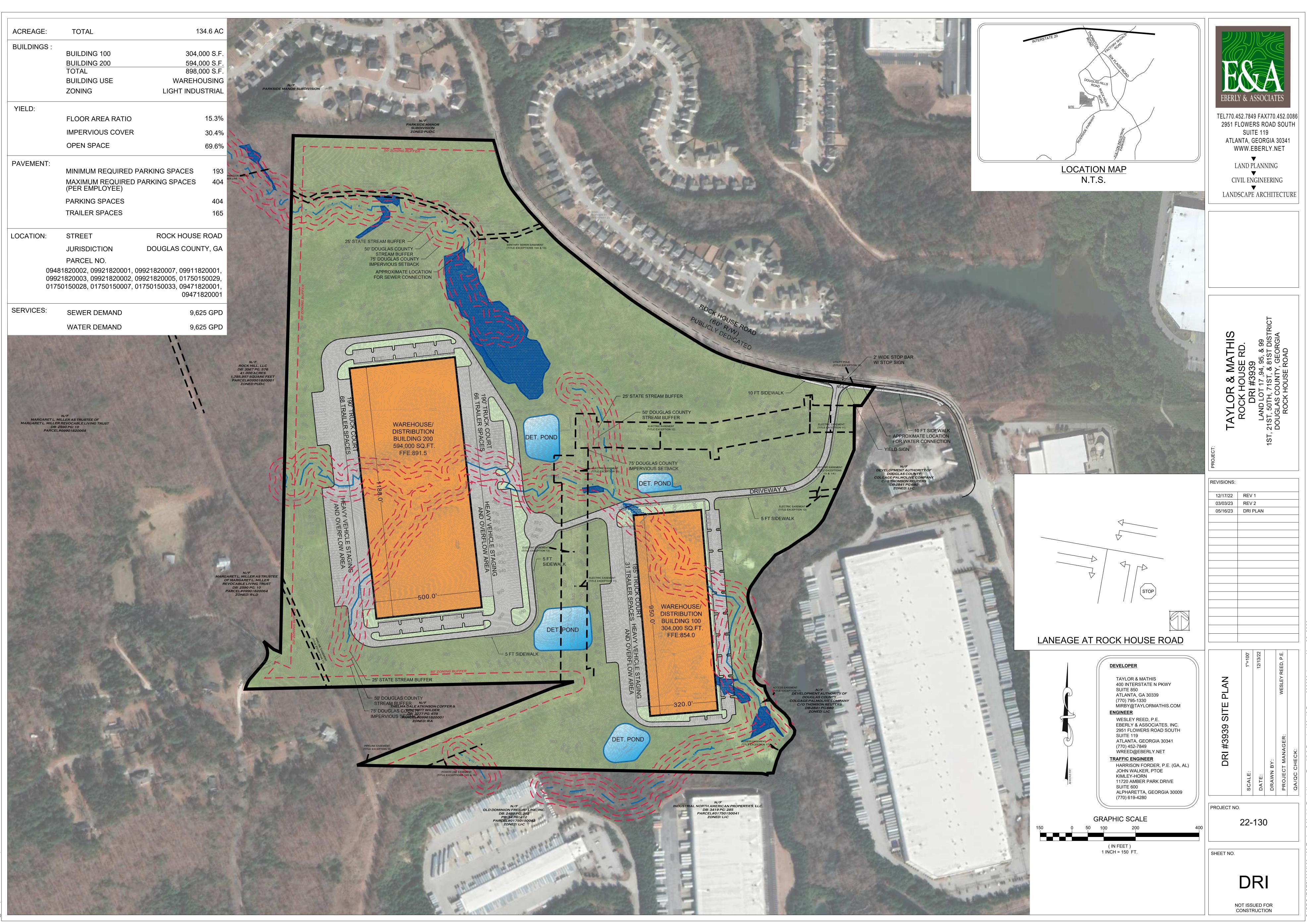
SUITE 600

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(770) 795-1330

400 INTERSTATE N PKWY





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