

DATE: November 29, 2023

TO: Chairwoman Carlotta Harrell, Henry County
ATTN TO: Yaritza Nieves, Planner III, Henry County
RE: Development of Regional Impact Review
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: Project Frasier DRI 4070

Submitting Local Government: Henry County

Date Opened: November 29, 2023 **Comments Due:** December 15, 2023

Description: A DRI review of a proposal to construct 820,913 SF of warehouse and cold storage space on a 46-acre site off of Highway 42 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 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."

The project is expected to generate approximately 1,936 net new daily vehicular trips; minor roadway improvements are proposed in the TIS to mitigate generated vehicular traffic.

Incorporation of green stormwater and heat island mitigation designs for project hardscape would be supportive of regional environmental policies.

Use of permeable pavement and green infrastructure could substantially reduce the stormwater generated by the site and the corresponding size of the stormwater pond allowing for the trees in that area to be

retained. The stormwater pond should be designed using an approach that provides habitat for native plants and animals.

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.

Given the focused cold storage use of the project and limited number of employees, there are no real opportunities for utilizing or enhancing multi-modal transportation elements.

The project is expected to generate approximately 1,936 net new daily vehicular trips; minor 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 route 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

Although located in an industrial area, the project is currently greenfield space with trees on about half of the site and grass on the other half. As the limited remaining forested and natural areas of the Atlanta region continue to be developed at a rapid pace while climate change creates warmer temperatures and more extreme weather events, there is a need to retain forested areas wherever possible. Use of permeable pavement and green infrastructure could substantially reduce the stormwater generated by the site and the corresponding size of the stormwater pond allowing for the trees in that area to be retained. The stormwater pond should be designed using an approach that provides habitat for native plants and animals.

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.

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 Developing Suburbs policy recommendations. It could be somewhat better aligned through retention of some undisturbed area, utilization of green infrastructure in hardscape areas, and utilization of green design for the stormwater pond. Henry County 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 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	CITY OF McDONOUGH
CITY OF LOCUST GROVE	CITY OF HAMPTON	HENRY COUNTY
SPALDING COUNTY		

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 #4070

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: Henry

Individual completing form: Yaritza Nieves

Telephone: 770-288-6415

E-mail: ynieves@co.henry.ga.us

*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: Project Frasier

Location (Street Address, 1842 Highway 42 South, McDonough, GA 30252 (parcel 110-01019000)
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: New cold storage facility

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.): 820,913 sq. ft.(total)

Developer: NewCold Atlanta, LLC

Mailing Address: 500 W Madison Street

Address 2: Suite 3105

City:Chicago State: IL Zip:60661

Telephone: 620-640-3263

Email: zach.cash@newcold.com

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

If yes, property owner: Henry County Development Authority

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: 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? 58.6 (Phase II 420,843 sq. ft.)

Estimated Project Completion Dates: This project/phase: 2025 Overall project: 2025

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DRI #4070

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: Henry
 Individual completing form: Yaritza Nieves
 Telephone: 770-288-6415
 Email: ynieves@co.henry.ga.us

Project Information

Name of Proposed Project: Project Frasier
 DRI ID Number: 4070
 Developer/Applicant: NewCold Atlanta, LLC
 Telephone: 620-640-3263
 Email(s): zach.cash@newcold.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: \$28,000,000
 Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approximately \$3,600,000

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: Henry County Water Authority

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

Approximately 0.0017 MGD (1,726 GPD)

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:

Henry County Water Authority

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

Approximately 0.0017 MGD (1,726 GPD)

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.)

1,936 daily 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 see the traffic study for further details.

Solid Waste Disposal

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

Approximately 2,000 tons per year

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?

Not to exceed 75%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management facilities in accordance with Henry County Unified Land Development Code requirements.

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

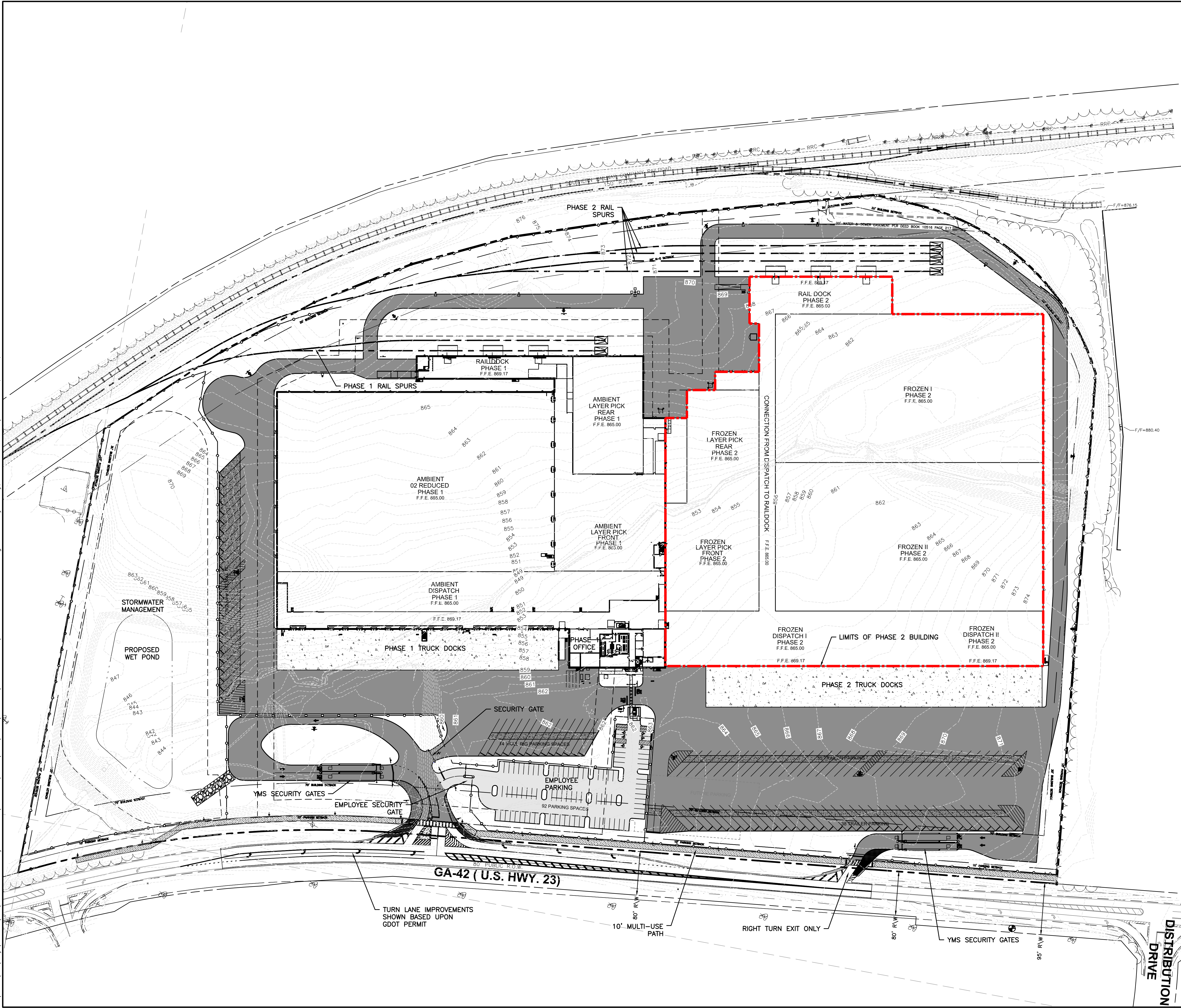
If you answered yes to any question above, describe how the identified resource(s) may be affected:
The property would appear to be located in close proximity to probable areas of thick soil (may be significant recharge areas). Compliance with the Henry County Watershed Protection Areas ordinance is required. The existing wetlands and stream buffer on the property have been mitigated per GA EPD Permit dated January 14, 2022.

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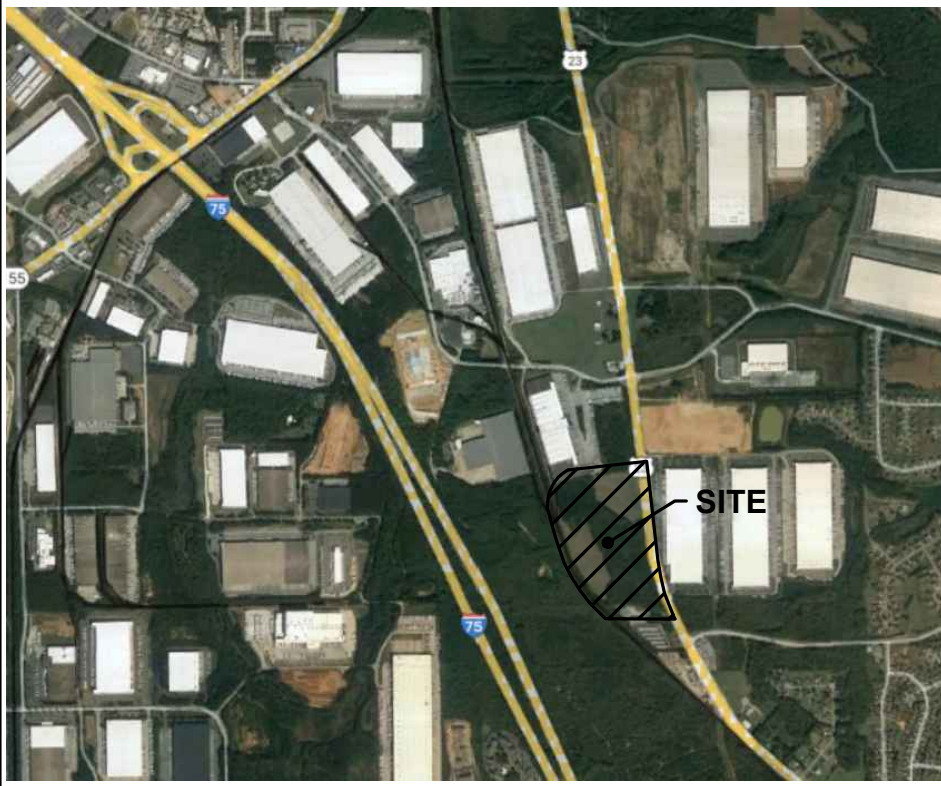
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- SIGN
- DIRECTIONAL ARROW, THERMOPLASTIC WHITE
- PROPERTY BOUNDARY
- CENTERLINE OF RAILWAY
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- MULTI-USE PATH



LOCATION MAP

SITE DATA:

1,983,957 S.F. OR 45.545 ACRES
 BUILDING AREA PHASE 1 = 340,070 SF
 BUILDING AREA PHASE 2 = 480,843 SF
 BUILDING AREA TOTAL = 820,913 SF

PARKING DATA:

PARKING SPACES REQUIRED
 4 SPACE FOR FIRST 5,000 SQ. FT. + 1 SPACE
 FOR EACH ADDITIONAL 5,000 SQ. FT.

TOTAL SPACES REQUIRED = 167 SPACES

PARKING SPACES PROVIDED (PHASE 1) 92 SPACES

FUTURE PARKING SPACES PROVIDED 76 SPACES

TOTAL PARKING SPACES PROVIDED 168 SPACES

ADA SPACES PROVIDED
 STANDARD ADA SPACES 5 SPACES
 VAN SPACES 1 SPACE

TRAILER PARKING SPACES PROVIDED 113 SPACES

CONTACTS:

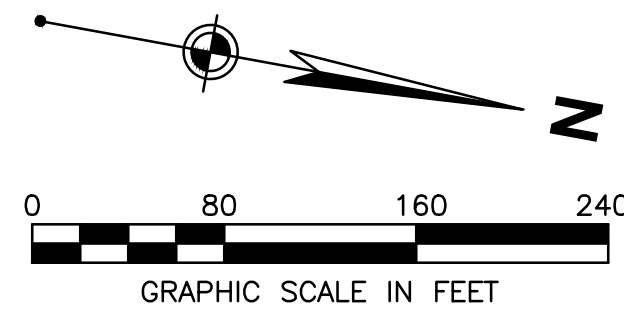
CLIENT CONTACT:
 NEWCOLD ATLANTA, LLC
 ZACH CASH, PROJECT DIRECTOR
 500 W. MADISON STREET, SUITE 3105
 CHICAGO, IL 60661
 (620) 640-3263
 ZACH.CASH@NEWCOLD.COM

TRAFFIC CONSULTANT CONTACT:
 POND
 MATT FLYNN
 3500 PARKWAY LANE, SUITE 500
 PEACHTREE CORNERS, GA 30092
 678.336.7740
 MATT.FLYNN@POND.CO.COM

SITE ENGINEER CONTACT:
 WOOLPERT, INC
 CHRIS PERRY
 375 NORTHBRIDGE ROAD, SUITE 300
 ATLANTA, GA 30350
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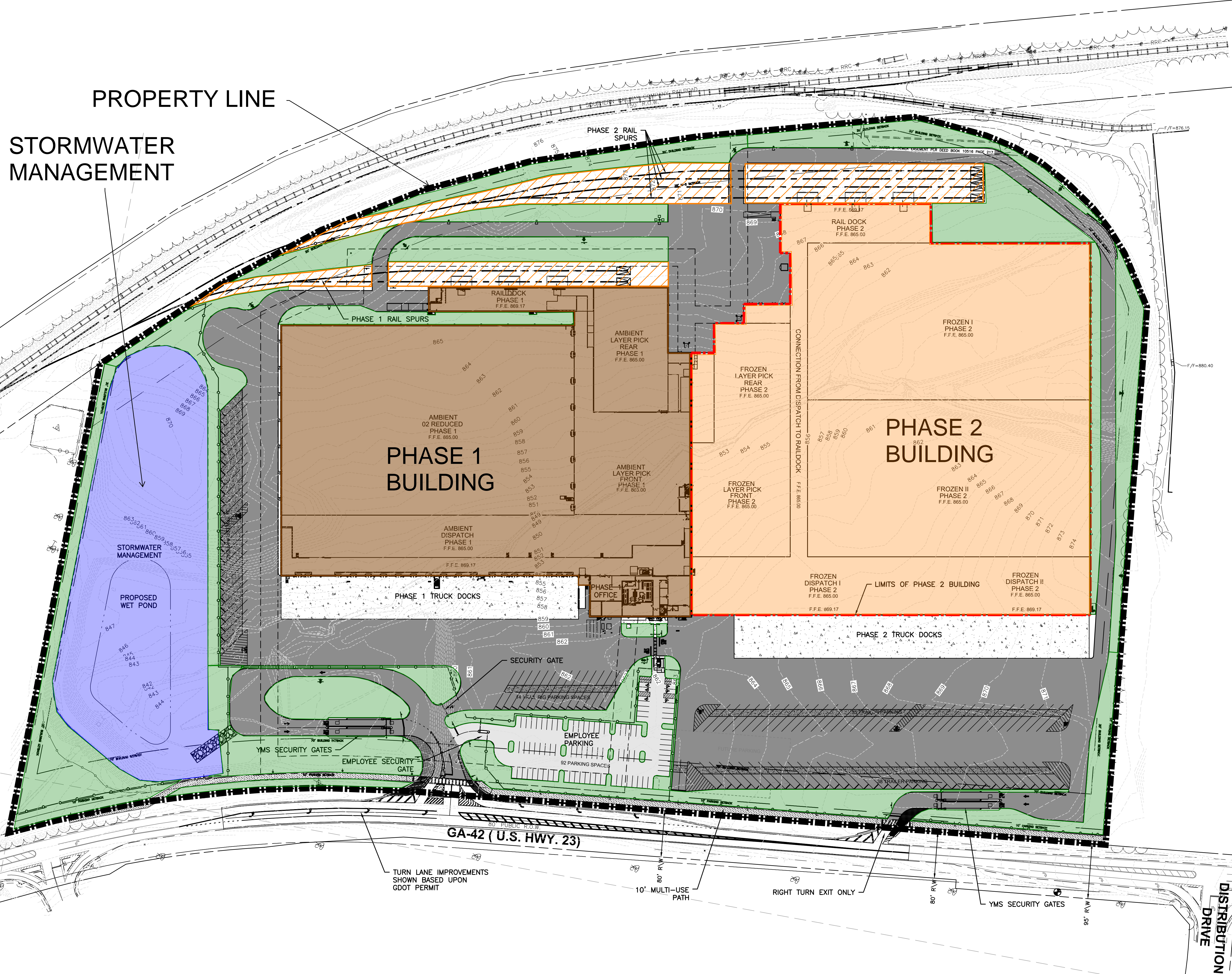


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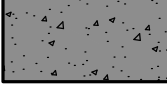





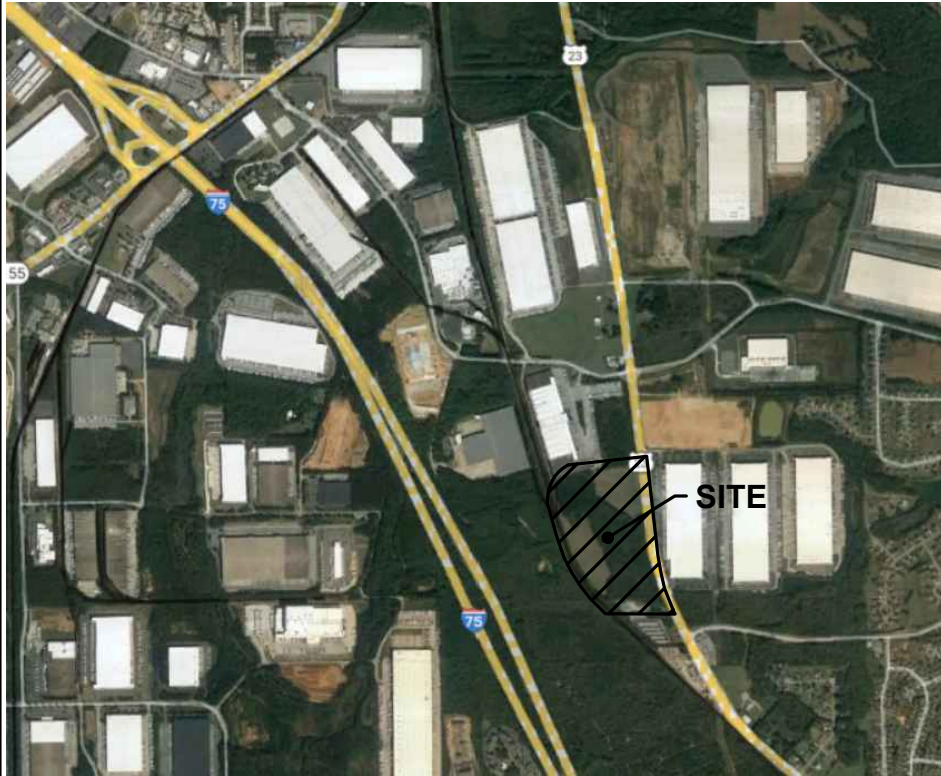
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PROJECT No: 81815 Suite 300 375 Northridge Road Atlanta, GA 30350 770.391.4095 FAX: 770.391.4104						
PROJECT FRASIER SITE IMPROVEMENT PLANS HIGHWAY 42 S McDONOUGH, HENRY COUNTY, GEORGIA 30252						
DRI #TBD SITE PLAN						
SHEET NO.						
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ZACH CASH, PROJECT DIRECTOR
500 W. MADISON STREET, SUITE 3105
CHICAGO, IL 60661
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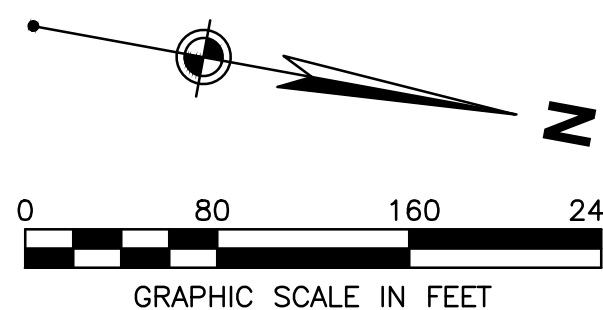
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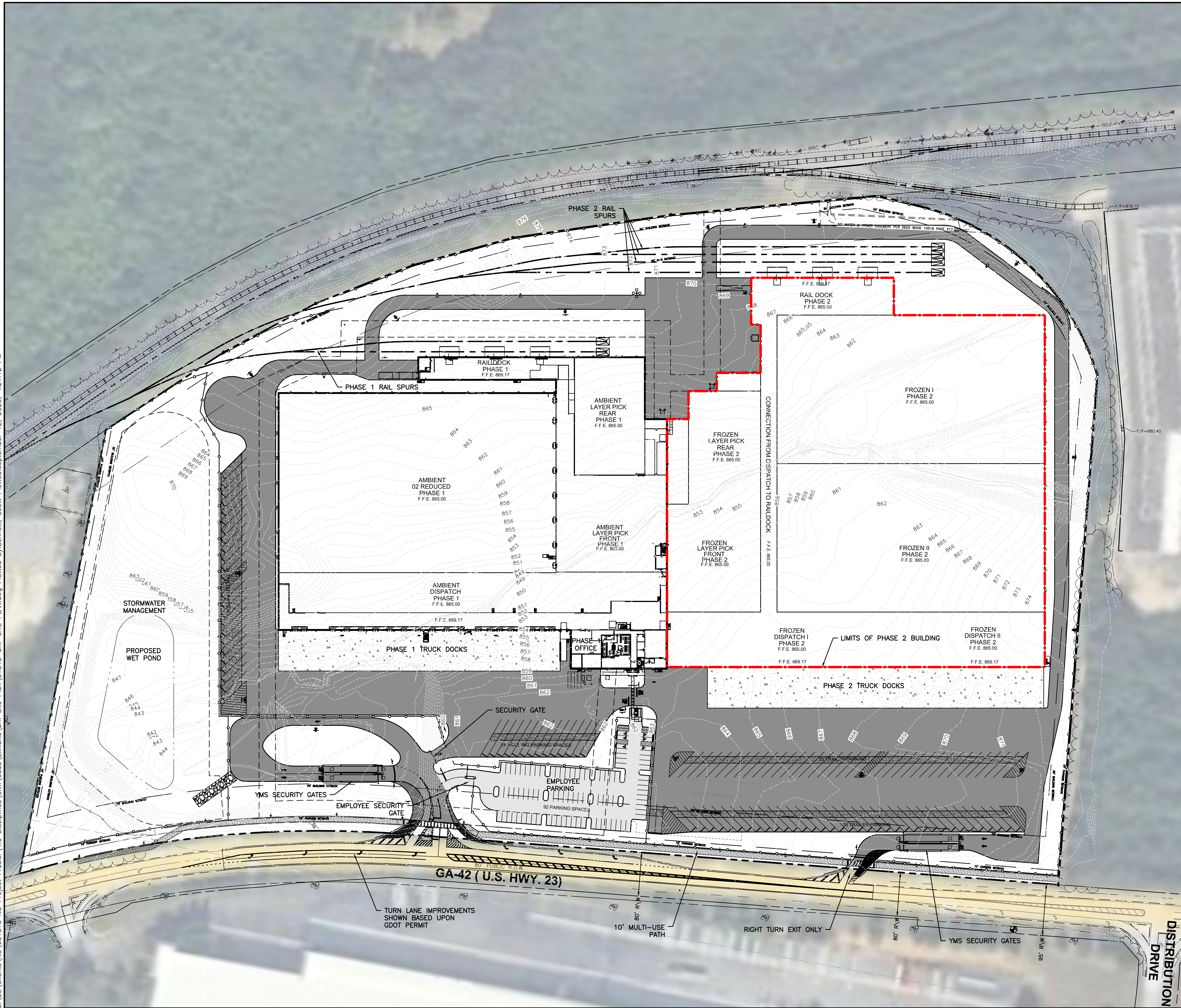
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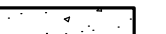
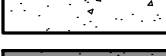

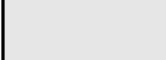


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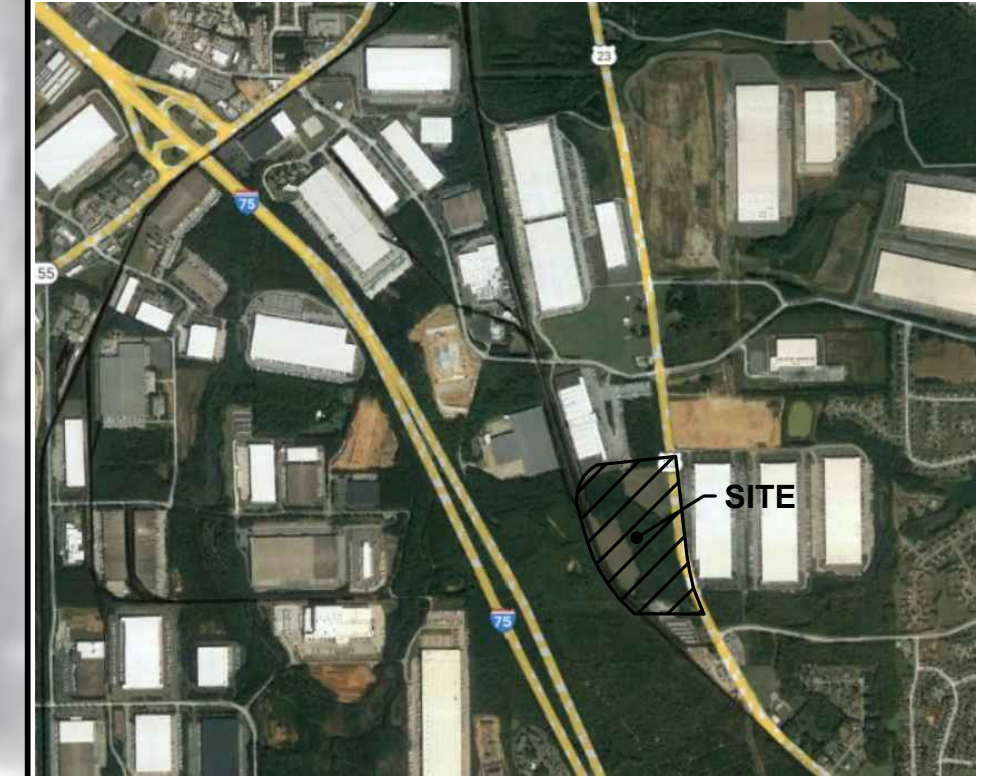


<div style="text-align: center;"> <h1>PROJECT FRASIER</h1> <h2>SITE IMPROVEMENT PLANS</h2> <p>HIGHWAY 42 S McDONOUGH, HENRY COUNTY, GEORGIA 30252</p> <h3>DRI #4070 SITE PLAN</h3> </div>	<div style="text-align: center;">  <p>WOOLPERT ARCHITECTURE ENGINEERING INTERIOR</p> </div>		<p>375 Northridge Road Suite 300 Atlanta, GA 30350 770.391.4095 FAX: 770.391.4104</p>	<p>PROJECT No: 81815</p>	<p>DATE 09/11/23</p>	<p>DES. CCP</p>	<p>DR. SMB</p>	<p>CKD. CCP</p>	<p>No.</p>	<p>DATE</p>	<p>REVISION</p>



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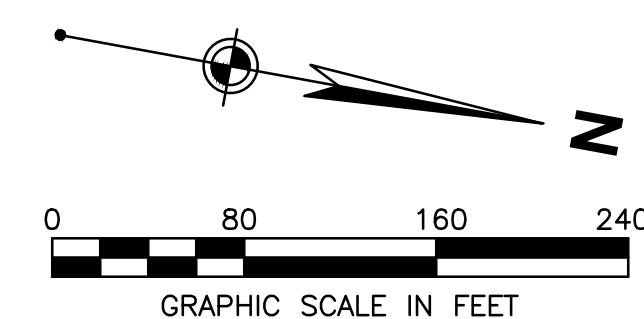
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	<div><div><div></div></div></div> <div>WOOLPERT</div> <div>ARCHITECTURE ENGINEERING INTERIOR</div>		<div>DATE</div> <div>09/11/23</div>			
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