

DATE: March 13, 2024

TO: Mayor Eric Dial, Town of Tyrone
ATTN TO: Phillip Trocquet, Asst. Town Manager, Town of Tyrone
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 Rita DRI 4094

Submitting Local Government: Town of Tyrone

Date Opened: March 13, 2024 **Deadline for Comments:** March 28, 2024 **Date to Close:** March 28, 2024

Description: A DRI review of a proposal to construct 504,600 SF of data center space in two buildings on a 161-acre wooded site at the intersection of Kirkley Road and State Route 74 in Fayette County which is proposed for annexation by the Town of Tyrone.

PRELIMINARY COMMENTS:

Key Comments

While the project is not strongly aligned with the site's applicable 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 does retain a large portion of natural area which is supportive of regional development policies.

The project will generate a total of 500 daily new vehicular trips which will have minimal impact on adjacent roadways.

A requested reduction in required parking spaces would be supportive of regional transportation and environmental policies.

The appropriate utilization and maintenance of the large amounts of natural area being retained would be supportive of regional environmental policies and efforts in this regard are encouraged.

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.

The project will generate a total of 500 daily new vehicular trips which will have minimal impact on adjacent roadways.

The project will support a limited number of employees and there are few nearby pedestrian destinations so no external pedestrian connectivity recommendations are provided.

A variance has been requested to reduce parking spaces from 245 required to 120. A reduction in the number of required parking spaces would be supportive of regional transportation and environmental policies.

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

Utilization of green infrastructure and low-impact design techniques for project impervious areas, including additional trees and the use of flush rather than raised curb planting islands in parking areas, would be supportive of regional stormwater and environmental policies. A natural habitat focused design for the proposed drainage pond would also be supportive of regional environmental policies.

The project is commendably retaining a large amount of natural area which could potentially be incorporated into a management and preservation system of some kind to ensure its proper maintenance. The property owners may be able to benefit from some conservation incentives in this regard.

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 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." However, a substantial portion of the site is being retained as undeveloped natural area which is supportive of regional environmental policies. The project could be further aligned with regional development policies through the use of green infrastructure and low-impact development approaches in the project design and through the potential incorporation of the retained natural areas into a larger management and preservation system. Town of Tyrone 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

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
CLAYTON COUNTY
CITY OF SOUTH FULTON
CITY OF UNION CITY

GEORGIA CONSERVANCY
TOWN OF TYRONE
CITY OF PALMETTO
COWETA COUNTY

FAYETTE COUNTY
CITY OF FAIRBURN
CITY OF CHATTAHOOCHEE HILLS
CITY OF PEACHTREE CITY

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 #4094

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: Tyrone

Individual completing form: Phillip Trocquet

Telephone: 7708818322

E-mail: ptrocquet@tyrone.org

*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 Rita

Location (Street Address, 2008 Highway 74 West
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: Technology-based light industrial park incorporating 504,600 SF in two buildings.

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:

Project Size (# of units, floor area, etc.): 1,500,000.00 sq.ft

Developer: Fayette County Development Authority

Mailing Address: 200 Courthouse Square

Address 2:

City:Fayetteville State: ga Zip:30290

Telephone: 7704615253

Email: nvanderslice@fayettega.org

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?

If yes, provide the following information:

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

Is this project a phase or part of a larger overall project?

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2
Overall project: 7 years

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Fayette County and Fulton County/Fairburn. Intention is to annex Fayette County portion entirely within the Town of Tyrone.

(not selected)

Yes

No

Project Name:

Project ID:

☒ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☒ Other Annexation

(not selected)

Yes

No



Developments of Regional Impact

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DRI #4094

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: Tyrone
 Individual completing form: Phillip Trocquet
 Telephone: 7708818322
 Email: ptrocquet@tyrone.org

Project Information

Name of Proposed Project: Project Rita
 DRI ID Number: 4094
 Developer/Applicant: Fayette County Development Authority
 Telephone: 7704615253
 Email(s): nvanderslice@fayettega.org

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: \$350,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4,000,000

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): New Heritage Christian Church (Property has already been purchased).

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)? .225 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? approximately 0.5

Wastewater Disposal

Name of wastewater treatment provider for this site: Fulton County Water & Sewer (Through Town of Tyrone)

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.075 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? A lift station 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.) 500

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: Curb Cuts onto SR-74 likely with R-CUT design.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 11 Tons Solid and 5.5 ton of recycled cardboard

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? 25%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Intermittent and perennial stream buffers will need to be met, detention or retention ponds subject to Town-review will be required. Adherence to GILID checklist and other BMP measures will need to be incorporated or proven infeasible.

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 Entire Town is a groundwater recharge area and Environmental Management responds accordingly during site plan reviews. GILID and BMP will need to be incorporated for environmental quality.

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