

DATE: March 26, 2025

TO: Mayor Khalid Kamau, City of South Fulton
ATTN TO: Reginald McClendon, Community Development Managing Director
FROM: Mike Alexander, COO, Atlanta Regional Commission
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below 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 final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: MAPCO Industrial Site DRI 4313

Submitting Local Government: City of South Fulton

Date Opened: March 4, 2025

Date Closed: March 26, 2025

Description: A DRI review of a proposal to construct an industrial park with approximately 1.9 million SF of industrial warehouse space on a 191-acre currently forested site east of Old Senoia Road and west of Fayetteville Road in the City of South Fulton in Fulton County.

Key Comments:

The project is not aligned with 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.”

A portion of building 200 and its parking lot are shown sited over an existing stream which may require a stream buffer variance.

The project could be somewhat better aligned with Developing Suburbs policies through the reduction of stream buffer impacts and the retention of more natural wooded area.

The project will require clearing of much of the currently heavily forested site which will have significant negative local and regional heat island and stormwater impacts. It is recommended that surface parking lots incorporate shade trees as much as possible and that an amount of trees equal to the amount being removed be planted elsewhere in the city.

The retention of the area of open space with wetlands at the northwest corner of the site is supportive of regional environmental policies.

The City of South Fulton Stream Buffer Ordinance requires a 75-foot undisturbed buffer with an additional 25-foot impervious setback. The submitted plans show parking, roads and a corner of the proposed Building 200 extending into the buffers and directly over the creek which will require variances from the City.

The project will generate a total of 2,924 daily new vehicular trips. A number of roadway modifications are proposed to accommodate these trips.

The proposal is partially consistent with ARC's MTP. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed, but there are some pedestrian and bike safety concerns on and near the site.

Comments received from Fayette County recommended that careful attention be paid to the project's impact on affected creeks and watersheds.

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 11-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 are attached. The proposal is partially consistent with ARC's MTP. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed, but there are some pedestrian and bike safety concerns on and near the site. Travel to and from existing transit stops is not safely feasible. EV parking options should be explored. Shade tree canopy should be added near pedestrian locations to improve pedestrian conditions on the site.

The project will generate a total of 2,924 daily new vehicular trips. A number of roadway improvements are proposed to mitigate the impact of these trips.

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 are attached.

Watersheds

The proposed project property is within the Whitewater Creek watershed which was formerly a public water supply source for the City of Fayetteville and for Fayette County. Fayetteville and Fayette County have both decommissioned it as a water supply source and the withdrawal permits are being allowed to expire. No DNR Part 5 Water Supply Watershed Minimum Criteria apply.

Stream Buffers

The USGS coverage for the project area shows no blue-line streams on the property. The project site plan shows an unnamed perennial blue line tributary to Whitewater Creek running roughly north-south on the eastern side of the project property. The corrected site plan shows the 25-foot State Sediment and Erosion Control buffer as well as a 75-foot undisturbed buffer and an additional 25-foot impervious surface setback. The submitted plans show parking, roads and a corner of the proposed Building 200 extending into the buffers and directly over the creek. Any intrusions into the buffers will require variances from the City.

Any unmapped streams on the property may also be subject to the South Fulton Stream Buffer Ordinance. Any unmapped streams as well as any other waters of the state on this property are also subject to the State 25-foot Sediment and Erosion Control Buffer.

Floodplain

The submitted site plan shows 100-year floodplain in, but not around, two existing ponds on the property, identified as "apparent existing ponds". They are not near the mapped stream and no floodplain is shown along the stream. The FEMA coverage for the project area shows no floodplains on the project property.

Other Environmental Comments

The project will require clearing of much of the currently heavily forested site which will have significant negative local and regional heat island and stormwater impacts. It is recommended that surface parking lots incorporate shade trees as much as possible and that an amount of trees equal to the amount being removed be planted elsewhere in the city.

The retention of the area of open space with wetlands at the northwest corner of the site is supportive of regional environmental policies.

The Atlanta Region's Plan strongly encourages the use of 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.

Fayette County Comments

Comments received from Fayette County are attached. They note that stormwater runoff from the site will flow into the Trickum Creek watershed and/or the Whitewater Creek watershed. Trickum Creek flows from Fayette County into Line Creek and ultimately to Lake McIntosh a water supply intake for Fayette County. Whitewater Creek flows south through Fayette County and combines back with Line Creek south of the county boundary. Both streams have been designated as impaired streams for several years. Fayette County Environmental Management requests that the permitting municipality follows the Metropolitan North Georgia Model Stream Buffer Protection Ordinance if not fully adopted, and that future stormwater management plans will utilize the most current Georgia Stormwater Management Manual for water quality.

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 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 with these policies through the reduction of stream buffer impacts and the retention of more of the existing forested site. City of South Fulton 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
CITY OF UNION CITY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GEORGIA CONSERVANCY
MARTA

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF FAIRBURN

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 #4313

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: South Fulton
 Individual completing form: Reginald McClendon
 Telephone: 4708097236
 E-mail: reginald.mcclendon@cityofsouthfultonga.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: Mapco Industrial Site
 Location (Street Address, 33.5535° , -84.5723°; Parcel IDs: 09F070000320661, 09F100100460628, GPS Coordinates, or Legal 09F100100460636, 09F100200471194 Land Lot Description):
 Brief Description of Project: The proposed project consists of developing an new industrial park in the City of South Fulton east of Old Senoia Road and west of Fayetteville Road. Site will include roughly 1.9 million square ft of industrial warehousing over 191 acres. Site will also include up to 950 parking spaces

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.): 1,826,720 square feet

Developer: Gregory Boler- KMT Partners LLC

Mailing Address: 1776 Peachtree Street NW

Address 2:

City: Atlanta State: GA Zip: 30309

Telephone: 215-300-4926

Email: gregb@kmtpartners.com

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

If yes, property owner: Mapco Farms LLC

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?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: January 2029 Overall project: January 2029

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DRI #4313

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: South Fulton

Individual completing form: Reginald McClendon

Telephone: 4708097236

Email: reginald.mcclendon@cityofsouthfultonga.gov

Project Information

Name of Proposed Project: Mapco Industrial Site

DRI ID Number: 4313

Developer/Applicant: Gregory Boler- KMT Partners LLC

Telephone: 215-300-4926

Email(s): gregb@kmtpartners.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: \$160,000,000

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

\$1,300,000

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):

Construction will demolish one (1) existing, single-family home totaling 2,960 square feet.

Water Supply

Name of water supply provider for this site: City of Atlanta

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

0.164 MGD (1.2x Sewer GPD)

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?

Wastewater Disposal

Name of wastewater treatment provider for this site:

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

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.)

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:

Northbound right turn lane on SR 74 at Old Senoia Road per GDOT warrants and design standards. Surfacing of Old Senoia Road from SR 74 to Site Driveway #1 and along all site frontage.

Solid Waste Disposal

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

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

Comply with the City's stormwater management ordinance, erosion and sedimentation control ordinance and any other development regulations through the use of detention ponds and stormwater conveyance systems.

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:

Stream, stream buffer impacts, and wetlands impact variances will be required. Stream crossing, stream and buffer redirection, and wetlands impacts are the primary impacts.

Submit Application

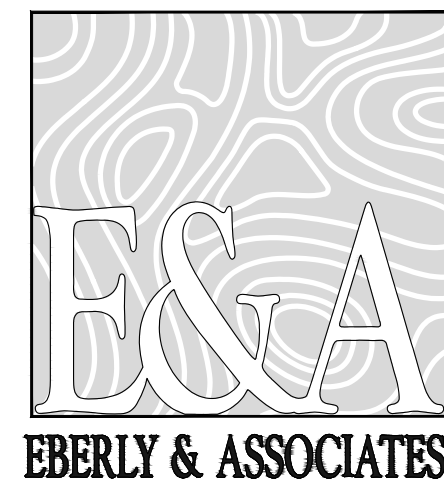
Save without Submitting

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LAND PLANNING
▼
CIVIL ENGINEERING
▼
LANDSCAPE ARCHITECTURE

SITE DATA

BUILDING DATA

PARKING DATA

PARKING DATA

PARKING PROVIDED:
±865 TOTAL SPACES
31 HANDICAP SPACES PROVIDED
31 VAN H/C SPACES PROVIDED
TRAILER PARKING PROVIDED:
436 TRAILER SPACES

UTILITY PROVIDERS

LAYOUT LEGEND

- ## NOTES

- GEORGIA811**
www.Georgia811.com

LAND LOT(S) 32,33,45,46,47
9F DISTRICT
FULTON COUNTY, GEORGIA
SPENCE ROAD, FAIRBURN, GA 30213

REVISION

ZONING SITE PLAN

SCALE	1" = 200'
DATE	10/13/2024
DRAWN BY:	ANTONIO SAMPLE
PROJECT MANAGER:	ANTONIO SAMPLE
QA/QC REVIEWER:	XXXX

EBERLY PROJECT NUMBER:

24-161

SHEET NUMBER:

Z1.0

NOT ISSUED FOR
CONSTRUCTION

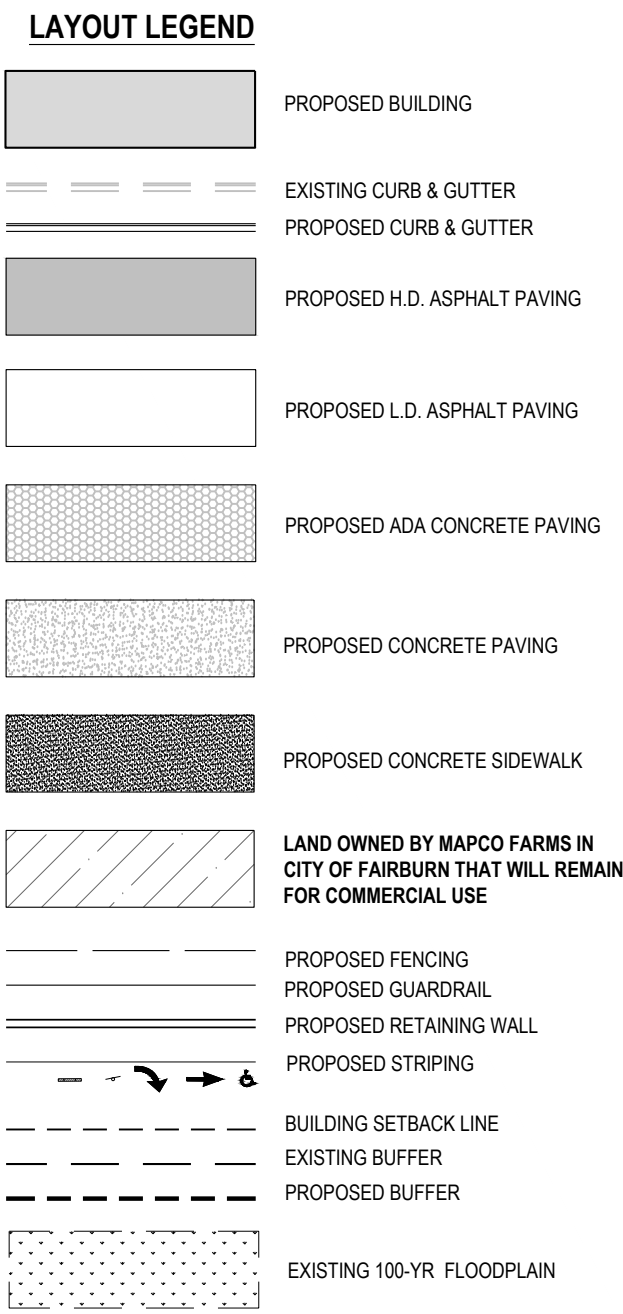
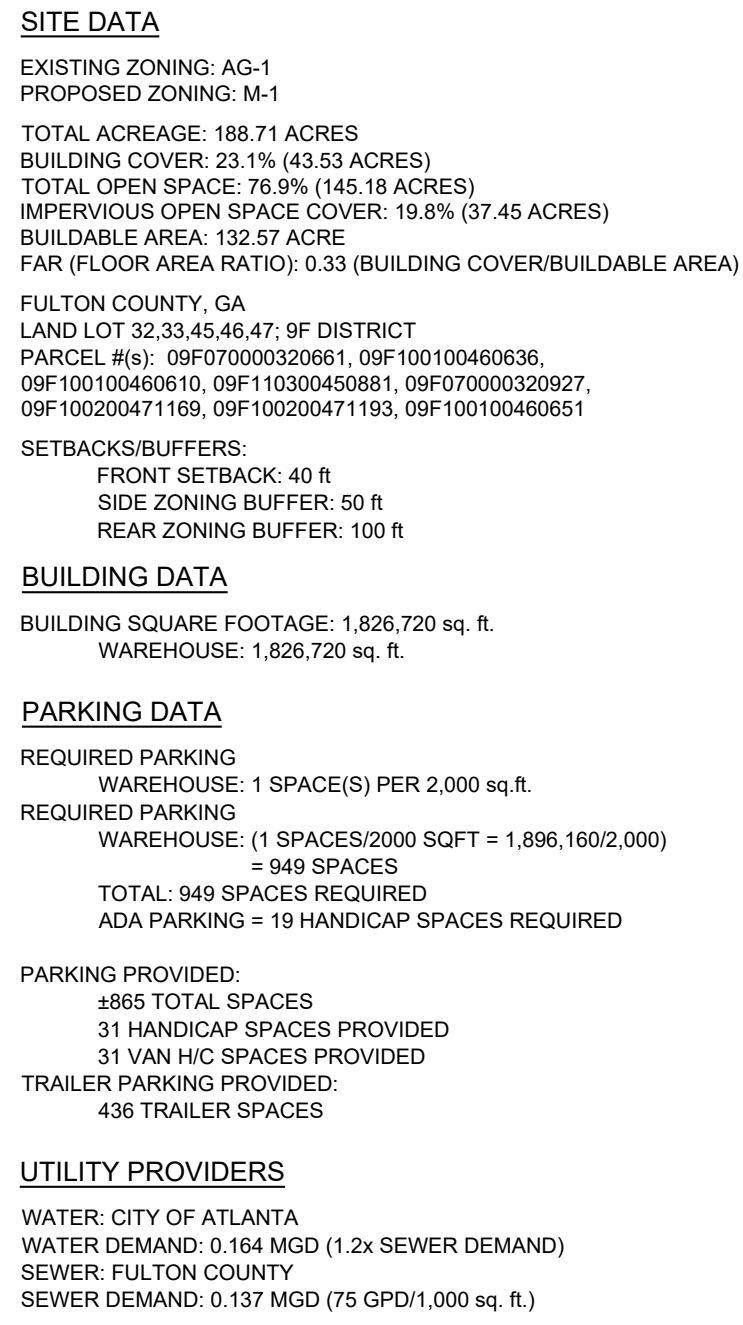
C:\Users\A\Sample\AppData\Local\Temp\AcPublish 13288\24-161 Base.dwg March 21 2025



LAND LOT(S) 32,33,45,46,47
9F DISTRICT
FULTON COUNTY, GEORGIA
SPENCE ROAD, FAIRBURN, GA 30213

[illegible]

SCALE	DATE	DRAWN BY:	PROJECT MAN:	CAD/C REVIEW
PROJECT NUMBER:				
24-161				
NUMBER:				
Z1.0				
NOT ISSUED FOR CONSTRUCTION				



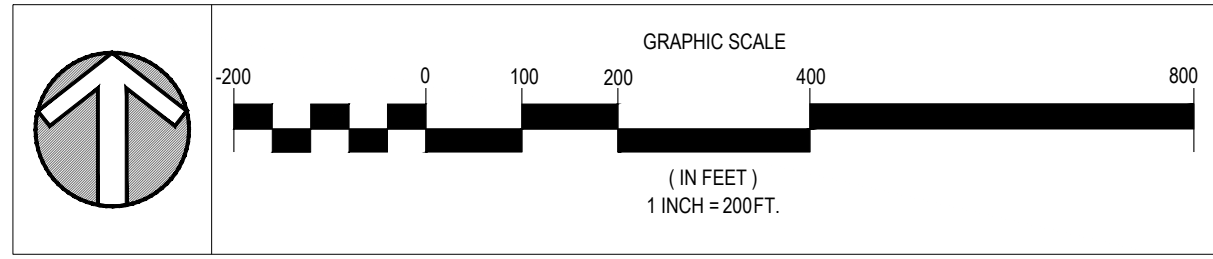
NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER (PRIMARY PERMITTEE)
KMT PARTNERS LLC
1776 PEACHTREE ST NW
SUITE 720S
ATLANTA, GA 30309
(215) 300-4926
GREG@KEMETDEVELOPMENT.COM

PROJECT ENGINEER
ANTONIO SAMPLE
EBERY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(678) 287-4745
ASAMPLE@EBERY.NET

24 HOUR CONTACT
GREG BOLLER
(215) 300-4926
GREG@KEMETDEVELOPMENT.COM



MAPCO INDUSTRIAL SITE DRI
City of South Fulton
Natural Resources Review Comments

March 17, 2025

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Department has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watersheds

The proposed project property is within the Whitewater Creek watershed which was formerly a public water supply source for the City of Fayetteville and for Fayette County. Fayetteville and Fayette County have both decommissioned it as a water supply source and the withdrawal permits are being allowed to expire. No DNR Part 5 Water Supply Watershed Minimum Criteria apply.

Stream Buffers

The USGS coverage for the project area shows no blue-line streams on the property. The project site plan shows an unnamed perennial blue line tributary to Whitewater Creek running roughly north-south on the eastern side of the project property. The site plan shows the 25-foot State Sediment and Erosion Control buffer as well as a 50-foot undisturbed buffer and an additional 25-foot impervious surface setback. However, the City of South Fulton Stream Buffer Ordinance requires a 75-foot undisturbed buffer with an additional 25-foot impervious setback. In addition, the submitted plans show parking, roads and a corner of the proposed Building 200 extending into the buffers and directly over the creek. The correct City buffers need to be shown, and any intrusions into the buffers will require variances from the City.

Any unmapped streams on the property may also be subject to the South Fulton Stream Buffer Ordinance. Any unmapped streams as well as any other waters of the state on this property are also subject to the State 25-foot Sediment and Erosion Control Buffer.

Floodplain

The submitted site plan shows 100-year floodplain in, but not around, two existing ponds on the property, identified as “apparent existing ponds”. They are not near the mapped stream and no floodplain is shown along the stream. The FEMA coverage for the project area shows no floodplains on the project property.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

MAPCO INDUSTRIAL SITE DRI
Natural Resources Comments
March 17, 2025
Page Two

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods.

Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3. Better site design for stormwater management includes several site design techniques such as preserving natural features and resources, effectively laying out the site elements to reduce impact, reducing impervious surfaces, and using natural features on the site for stormwater management. The aim is to reduce the environmental impact "footprint" of the site while retaining and enhancing the owner/developer's purpose and vision for the site.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: Shelby Stamback, ARC Transportation Access and Mobility Division March 17, 2025

DRI INFORMATION

2024 Mapco Industrial Site DRI 4313 – City of South Fulton, Fulton County, Georgia

Metropolitan Transportation Plan Projects

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

Yes, the transportation analysis incorporated all current MTP projects in the study area.

REGIONAL NETWORKS

1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO ☒ YES

Regional Thoroughfare capacity and safety needs have been met.

2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway

☐ NO ☒ YES

Regional Truck Route capacity and safety needs have been met.

3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.

☒ NOT APPLICABLE

☐ RAIL SERVICE WITHIN ONE MILE

Rail TOD Comments - N/A

4. If project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions

☐ NOT APPLICABLE ☒ Yes

MARTA Route 188

Distance* .75 miles

Walking Access to stops* Stop is walkable along Oakley Industrial Blvd and SR 92 until SR 92 bridge. Sidewalks are wide and mostly buffered from road. SR 92 bridge is not walkable. The area between the bridge and proposed site is not walkable.

Bicycling Access to stops * Stop is not bikeable.

MARTA Route 180

Distance* 1 mile

Walking Access to stops* Stop is not walkable. Sidewalks have gaps, are often not buffered, and often do not meet minimum ADA requirements.

Bicycling Access to stops * Stop is not bikeable.

BRT TOD Comments -

Development is an industrial site which does not generally support transit ridership. The proposed site plan adds sidewalks along SR 92, but other sidewalk gaps would need to be addressed for site to be fully walkable to transit stops.

- 5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions**

☒ NOT APPLICABLE

☐ YES

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

- 1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?**

Not applicable.

- 2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

There are some pedestrian improvements on site. Sidewalks allow pedestrians to safely move from the building to parking lots and other site locations. There are no bike improvements.

- 3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

The site will have a significant amount of truck traffic. This is not able to fully be separated from bike and pedestrian movements.

- 4. Does the site plan include provisions for electric vehicle charging?**

No, the site does not include provisions for electric vehicles charging.

RECOMMENDATIONS

- 1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?**

The proposal is partially consistent with ARC's MTP. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed, but there are some pedestrian and bike safety concerns on and near the site. Travel to and from existing transit stops is not safely feasible. EV parking options should be explored.

- 2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

Environmental impact should be reduced and mitigated as much as possible. The amount of impermeable surface should be reduced, and tree shade should be added near pedestrian locations to improve pedestrian conditions on the site.



DRI 4313 – Fayette County Comments

Planning & Zoning

140 Stonewall Avenue West, Suite 202, Fayetteville, GA 30214
770-305-5421

DATE: March 18, 2025

PROJECT NAME: Mapco Industrial Site

PROJECT LOCATION: Spence Road aka SR 92, City of South Fulton, GA

ACREAGE: 191 acres

PROJECT DESCRIPTION: A DRI review of a proposal to construct an industrial project with approximately 1.9 million SF of industrial warehouse space on a 191-acre forested site east of Old Senoia Road and west of Fayetteville Road in the City of South Fulton, Georgia.

EXISTING USE: Undeveloped

Environmental Management

After review of the DRI - Mapco, it appears that the stormwater runoff from the site will flow into the Trickum Creek watershed and/or the Whitewater Creek watershed. Trickum Creek flows from Fayette County into Line Creek and ultimately to Lake McIntosh a water supply intake for Fayette County. Whitewater Creek flows south through Fayette County and combines back with Line Creek south of the county boundary. Both streams have been designated as impaired streams for several years. Fayette County Environmental Management requests that the permitting municipality follows the Metropolitan North Georgia Model Stream Buffer Protection Ordinance if not fully adopted, and that future stormwater management plans will utilize the most current Georgia Stormwater Management Manual for water quality.