

DATE: March 4, 2025

TO: Mayor Khalid Kamau, City of South Fulton
ATTN TO: Reginald McClendon, Community Development Managing Director, City of South Fulton
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: MAPCO Industrial Site DRI 4313

Submitting Local Government: City of South Fulton

Date Opened: March 4, 2025 **Comments Due:** March 19, 2025 **Date to Close:** March 20, 2025

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 currently forested site east of Old Senoia Road and west of Fayetteville Road in the City of South Fulton in Fulton County.

PRELIMINARY COMMENTS:

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

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 will be provided in the Final Report.

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 will be provided in the Final Report.

Other Environmental Comments

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 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.

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 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 UNION CITY

GEORGIA CONSERVANCY
MARTA

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

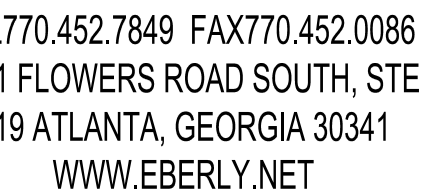
Save without Submitting

Cancel

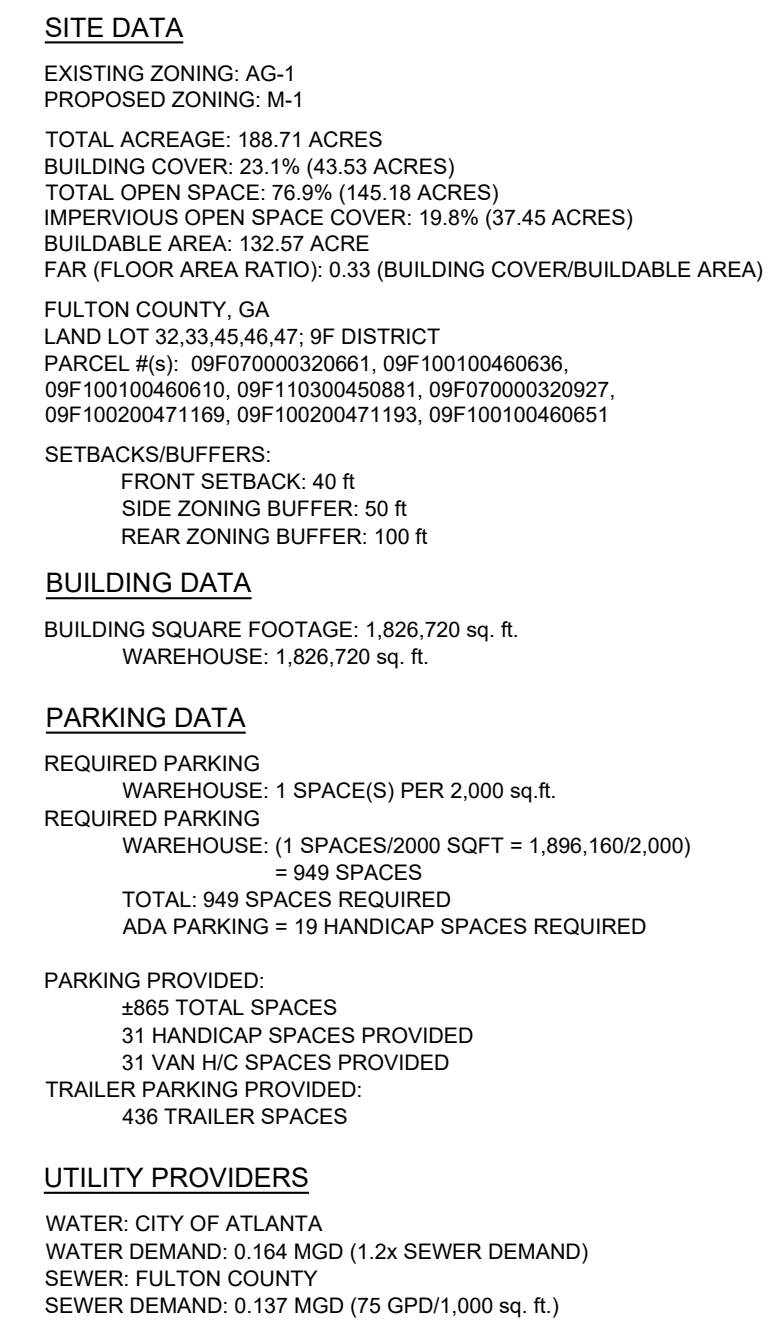
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MAPCO INDUSTRIAL SITE
LAND LOT(S) 32,33,45,46,47
9F DISTRICT
FULTON COUNTY, GEORGIA
SPENCE ROAD, FAIRBURN, GA 302

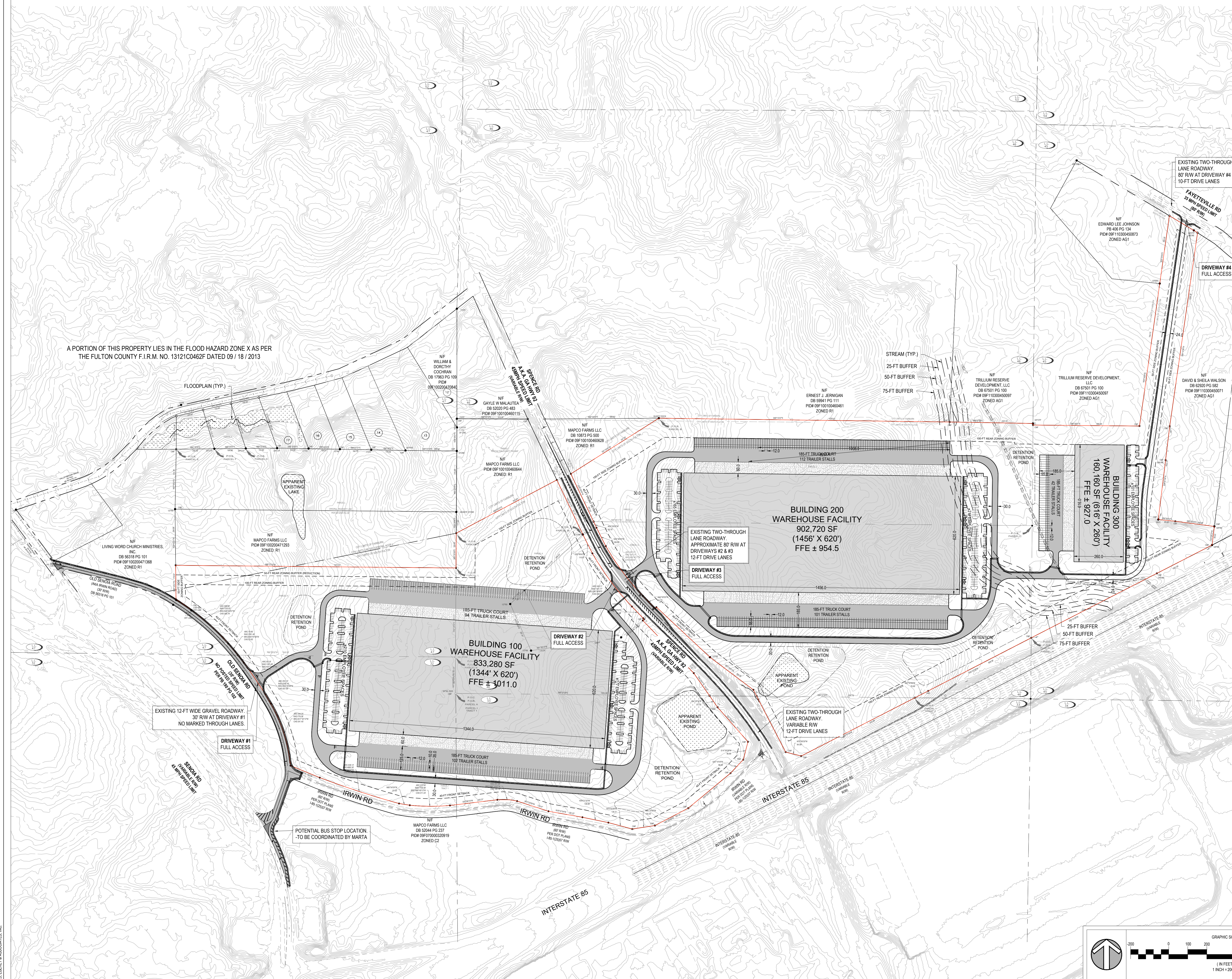


SCALE
DATE
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PROJECT MANAGER:
QA/QC REVIEWER:

HEET NUMBER:

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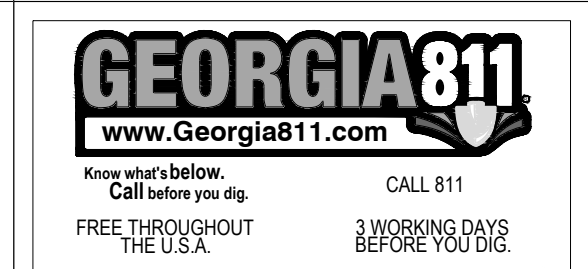
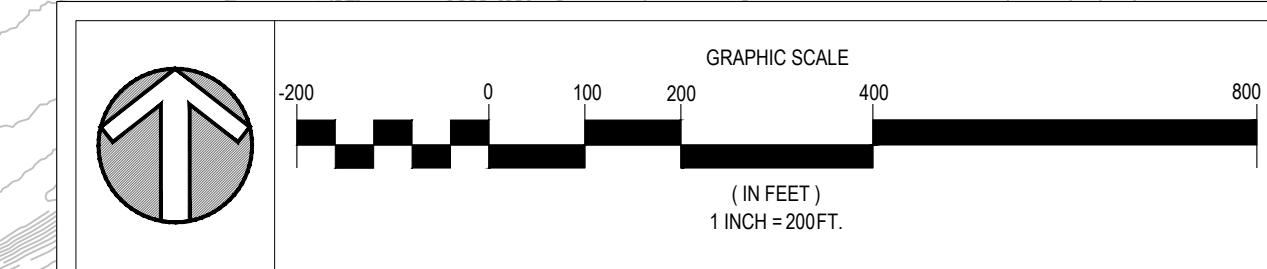
NOTES

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

OWNER/DEVELOPER (PRIMARY PERMITTEE)
RMT PARTNERS LLC
1776 PEACHTREE ST NW
SUITE 1205
ATLANTA, GA 30309
(404) 300-4926
GREG@RMTDEVELOPMENT.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 BOLER
(770) 300-4008
GREG@RMTDEVELOPMENT.COM



[illegible]

SCALE	DATE	DRAWN BY	PROJECT	QA/QC RE
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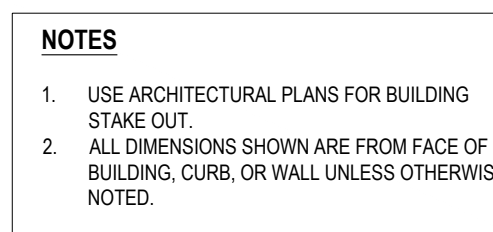
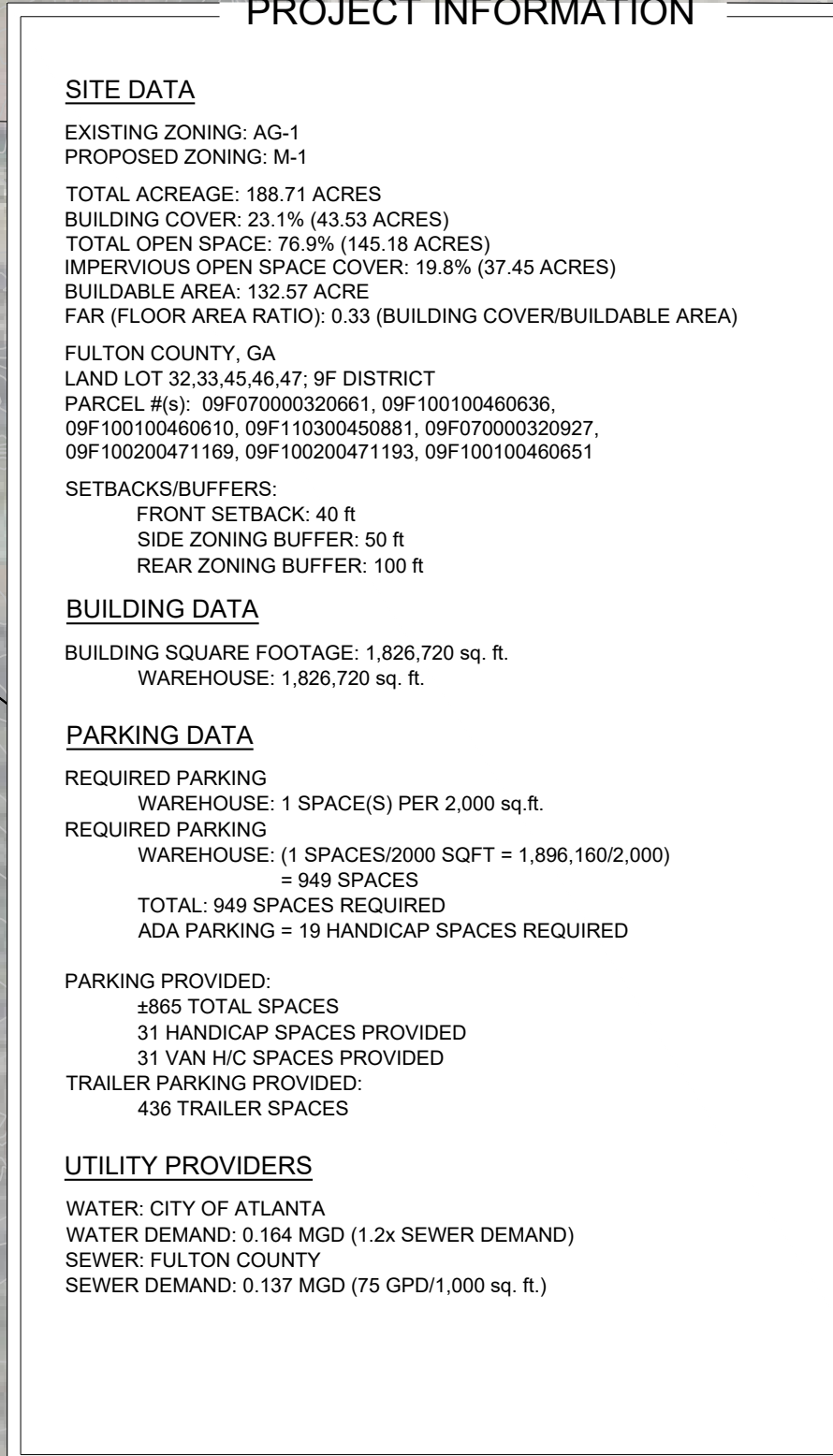
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