



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Apr 11 2006

ARC REVIEW CODE: R604111

TO: Mayor J. Clark Boddie
ATTN TO: Bill Shell, City Administrator
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: South Transit Distribution Center

Review Type: Development of Regional Impact

Description: The South Transit Distribution Center is a light industrial, distribution development located on 420 acres in the northeastern portion of Coweta County. The proposed development will consist of 5.1 million square feet of light industrial and warehousing uses. The proposed site is being annexed into the City of Palmetto. Site access is proposed along Weldon Road with indirect access points to the adjacent retail site.

Article XVI of the City of Palmetto Code, Water Supply Watershed District, includes criteria based on the Part 5 minimum criteria, including a 75-foot impervious surface setback and 50-foot undisturbed vegetative buffer required on perennial (solid blue line) streams more than seven miles upstream of a public water-supply intake and a maximum 25 percent impervious surface area within the City's portion of the basin. The site plan shows a 75-foot buffer on both sides of Persimmon Creek, but the proposed impervious surface is more than 25 percent of the project site. The project needs to conform to the City requirements, whether by preserving land elsewhere in the watershed to offset the impervious or through other measures allowed under Section XVI of the City Code. ARC staff would like to discuss with the City of Palmetto and the developer the above issue of impervious cover area. ARC recently adopted a policy regarding impervious surface limits in small water supply watersheds. The policy resolution is attached at the end of this report. ARC's review will use this policy to evaluate the proposed development and the City's implementation of protection measures of the watershed.

Submitting Local Government: City of Palmetto

Date Opened: Apr 11 2006

Deadline for Comments: Apr 25 2006

Earliest the Regional Review can be Completed: May 11 2006

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FAYETTE COUNTY
CITY OF PEACHTREE CITY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
COWETA COUNTY
CITY OF NEWNAN

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA CONSERVANCY
CHATTAHOOCHEE-FLINT RDC
CITY OF TYRONE

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 2006-04-25 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **South Transit Distribution Center** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3302 Fax (404) 463-3254
malexander@atlantaregional.com

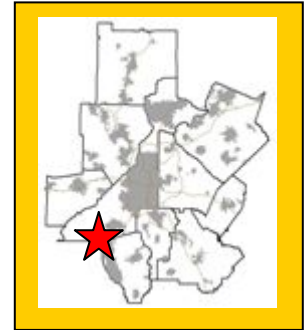
Return Date: *Apr 25 2006*

Preliminary Report:	April 11, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	South Transit Distribution Center #1055
Final Report Due:	May 11, 2006		Comments Due By:	April 25, 2006

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The South Transit Distribution Center is a light industrial, distribution development located on 420 acres in the northeastern portion of Coweta County. The proposed development will consist of 5.1 million square feet of light industrial and warehousing uses. The proposed site is being annexed into the City of Palmetto. Site access is proposed along Weldon Road with indirect access points to the adjacent retail site.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2012.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned industrial and agricultural within Coweta County. The proposed zoning will be industrial with the City of Palmetto. Coweta County's Future Land Use Map designates the area as low density residential. However, the site is being annexed into the City of Palmetto and will be designated as industrial and commercial with the City of Palmetto's Future Land Use Map. .

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Yes, the proposed development would increase the need for services in the area for existing and future residents.

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What other major development projects are planned near the proposed project?

The ARC has not reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a two mile radius of the proposed project. However, the Chattahoochee Flint RDC may have reviewed other major developments within a two mile radius of the proposed project.

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, the site is currently mostly undeveloped with miscellaneous residential and farm structures on the site.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The project property is located within the Line Creek Water Supply Watershed, a small (less than 100-square mile) water supply watershed serving both Fayette County and the City of Newnan in Coweta County. The property is more than seven miles upstream of both intakes. The USGS regional coverage shows Persimmon Creek, a perennial (solid blue line) tributary to Line Creek crossing the northern portion of the property. The City of Palmetto has adopted water supply watershed regulations as required under the minimum planning criteria of Part 5 of the Georgia Planning Act. Article XVI of the City of Palmetto Code, Water Supply Watershed District, includes criteria based on the Part 5 minimum criteria, including a 75-foot impervious surface setback and 50-foot undisturbed vegetative buffer required on perennial (solid blue line) streams more than seven miles upstream of a public water-supply intake and a maximum 25 percent impervious surface area within the City's portion of the basin. The site plan shows a 75-foot buffer on both sides of Persimmon Creek, but the proposed impervious surface is more than 25 percent of the project site. The project needs to conform to the City requirements, whether by preserving land elsewhere in the watershed to offset the impervious or through other measures allowed under Section XVI of the City Code.

ARC staff would like to discuss with the City of Palmetto and the developer the above issue of impervious cover area. ARC recently adopted a policy regarding impervious surface limits in small water supply watersheds. The policy resolution is attached at the end of this report. ARC's review will use this policy to evaluate the proposed development and the City's implementation of protection measures of the watershed.

The proposed development is a warehouse and industrial distribution project located adjacent to Interstate 85. The location of the development will minimize heavy truck traffic on local roads and provide maximum access to the interstate system of the region.

Refinement of the site plan is recommended to maintain and improve the environmental integrity of the surrounding area. Clear cutting of the vegetation should be minimized where possible. It is

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recommended that appropriate measures are taken to ensure the protection of the stream on the western portion site.

Grading of the site should be kept to a minimum where possible. Stormwater management controls are of critical importance for preserving the existing water quality of the various water entities in the immediate area. In refining the site plan, it is recommended that significant consideration be given to grading and potential runoff, and kept to a minimum where possible.

Finally, it is recommended that consideration be given to the type of materials used for construction of the parking lots and buildings to help reduce the urban heat island effect. Mitigation strategies could include, but not exclusive, replanting of shade trees and vegetation where possible, use of reflective materials for roofs and pavements. It is recommended that resources and information from the U.S Green Building Council, COOL Communities, American Planning Association, U.S. EPA, and Project ATLANTA (Atlanta Land Use Analysis: Temperature and Air Quality) study be reviewed.

The Best Environmental Practices listed below should be reviewed and applied to the development where possible.

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PRELIMINARY REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

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Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”



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- Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.
- Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
- Practice 4: Design of energy-saving features. Natural shading and solar access.
- Practice 5: Supply affordable single-family homes for moderate-income households.
- Practice 6: Supply affordable multi-family and accessory housing for low-income households.
- Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
- Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed project is located in the northeastern portion of Coweta County and is to be annexed into the City of Palmetto. The majority of the City of Palmetto is located within south Fulton County; however, a small portion of the city already extends into northeastern Coweta County.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

It will be entirely within the City of Palmetto's boundaries; however, the site is currently located within Coweta County. It is also less than two miles from Fayette County, the Town of Tyrone, and Fulton County.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

To be determined during the review.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$150,000,000 million with an expected \$270,000 in annual local tax revenues.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

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Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

To be determined during the review.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Water Supply Watersheds and Stream Buffers

The project property is located within the Line Creek Water Supply Watershed, a small (less than 100-square mile) water supply watershed serving both Fayette County and the City of Newnan in Coweta County. The property is more than seven miles upstream of both intakes. The USGS regional coverage shows Persimmon Creek, a perennial (solid blue line) tributary to Line Creek crossing the northern portion of the property. The City of Palmetto has adopted water supply watershed regulations as required under the minimum planning criteria of Part 5 of the Georgia Planning Act. Article XVI of the City of Palmetto Code, Water Supply Watershed District, includes criteria based on the Part 5 minimum criteria, including a 75-foot impervious surface setback and 50-foot undisturbed vegetative buffer required on perennial (solid blue line) streams more than seven miles upstream of a public water-supply intake and a maximum 25 percent impervious surface area within the City's portion of the basin. The site plan shows a 75-foot buffer on both sides of Persimmon Creek, but the proposed impervious surface is more than 25 percent of the project site. The project needs to conform to the City requirements, whether by preserving land elsewhere in the watershed to offset the impervious or through other measures allowed under Section XVI of the City Code.

For all applicable streams on the property, the proposed project must meet the requirements of the City's stream buffer ordinance, which has been adopted by the City and is required under the Metropolitan North Georgia Water Planning District's District-wide Watershed Management Plan. Any work in these buffers must meet ordinance requirements or a variance must be approved by the City.

For all state waters on the property, the State 25-foot erosion and sedimentation buffer is required. Any work in these buffers must conform to the state E & S requirements and must be approved by the appropriate agency.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development, using impervious areas based on estimated

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averages for land uses in the Atlanta Region. The amount of impervious surface areas in a project may vary from this average, and the actual loadings will vary with the actual land use and the actual amount of impervious coverage. The following table summarizes the results of the analysis:

Pollutant loads (lb./yr.)

Land Use	Land Area (acres)	TP	TN	BOD	TSS	Zinc	Lead
Office/Industrial	414.50	534.71	7100.39	47253.00	293466.00	613.46	78.76
TOTAL	414.50	534.71	7100.39	47253.00	293466.00	613.46	78.76

Total Estimated Impervious: 64% in this analysis

The current site plan does not clearly indicate how stormwater runoff will be managed. In order to address post-construction stormwater runoff quality and quantity, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual.

Where possible, the project should utilize the stormwater better site design concepts included in the Manual. Stormwater runoff from the site must be treated to remove at least 80% of the average annual total suspended solids (TSS) loading. An Excel design tool (GSMM Site Development Review Tool) is available at www.northgeorgiawater.org that can be used to evaluate the site for meeting this requirement.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

How many site access points will be associated with the proposed development? What are their locations?

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The site is proposed to have one access drive onto Weldon Road. This entrance will be a full-movement access point. There are two additional indirect access points via the proposed adjacent retail site. One of these is proposed to be full-movement, and one is proposed to be a right-in/right-out.

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How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

Street Smarts performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
5.1 million sq ft Industrial warehouse space	611	134	745	200	601	801	10514
TOTAL NEW TRIPS	611	134	745	200	601	801	10514

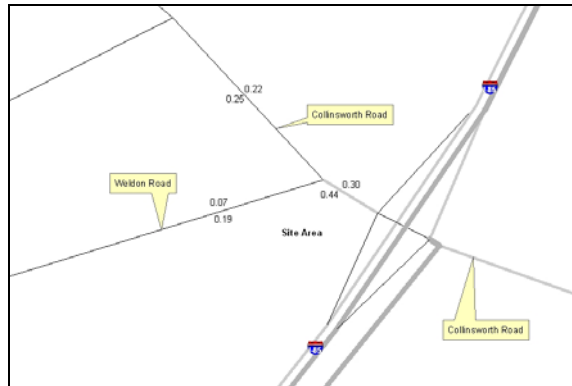
What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

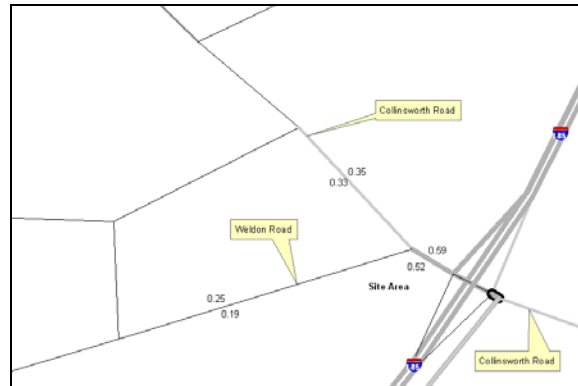
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

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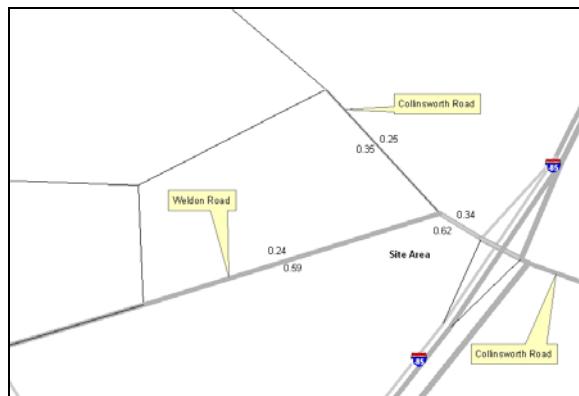
V/C Ratios



2010 AM Peak



2010 PM Peak



2030 AM Peak



2030 PM Peak

Legend	
AM/PM Peak V/C Ratio	LOS A: 0 - 0.3 LOS B: 0.31 - 0.5 LOS C: 0.51 - 0.75 LOS D: 0.76 - 0.90 LOS E: 0.91 - 1.00 LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2005-2010 TIP, approved in December 2004. V/C data for peak hours from the Travel Demand Model for the FY 2006-2011 TIP and associated 2030 RTP update, approved March 30, 2006, is currently being compiled into GIS format. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

List the transportation improvements that would affect or be affected by the proposed project.

2006-2011 TIP*

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ARC Number	Route	Type of Improvement	Scheduled Completion Year
N/A	N/A	N/A	N/A

2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FS-050	US 29 (MAIN STREET) ONE-WAY PAIR	Roadway Capacity	2020
CW-AR-006A, B	I-85 SOUTH NOISE BARRIERS	Other	2015
CW-040	COLLINSWORTH ROAD	Roadway Capacity	2030
FA-106	SR 846 (COLLINSWORTH ROAD / PALMETTO ROAD)	Roadway Capacity	2030

**The ARC Board adopted the 2030 RTP and FY 2006-2011 TIP on February 22, 2006. USDOT approved on March 30, 2006.*

Summarize the transportation improvements as recommended by consultant in the traffic study for South Transit Distribution Center.

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

Collinsworth Road at Weldon Road

- Signalize this intersection.

US 29/SR 14/SR 154 at Weldon Road

- Signalize this intersection.

US 29/SR 14 at Phipps Road

- Signalize this intersection.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service. The recommendations stated in the no-build condition are also applicable to the build condition.

Collinsworth Road at I-85 Northbound Ramps

- Convert the westbound right-turn into a “free right turn” movement.
-

Collinsworth Road at Weldon Road

- Signalize this intersection.
- Add a northbound and southbound left-turn lane with protected-permissive signal phasing.

US 29/SR 14/SR 154 at Weldon Road

- Signalize this intersection.
- Add a southbound left-turn lane with protected-permissive signal phasing.

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US 29/SR 14 at Phipps Road

- Signalize this intersection.

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

MARTA bus route #180 provides service from Downtown Palmetto, approximately 2.5 miles from the site, to the College Park MARTA rail station 7 days a week. Service is provided Monday through Friday from 5:18 a.m. till 11:35 p.m. with headways between 20 and 45 minutes. Service is provided on Saturday from 5:32 a.m. till 10:48 p.m. with headways every 45 minutes. Sunday service is provided from 6:37 a.m. till 9:37 p.m. with headways every 45 minutes.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

None proposed.

The development **PASSES** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Total		

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

The area around the City of Palmetto is quickly developing and several intersections surrounding the proposed development operate at a LOS F in the future year build condition according to the traffic study. It is suggested that all recommended improvements be implemented prior to completion of this project to minimize the project's impact on the surrounding roadway network.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.080 MGD.

Which facility will treat wastewater from the project?

The Camp Creek facility will provide wastewater treatment for the proposed development.

Preliminary Report:	April 11, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	South Transit Distribution Center #1055
Final Report Due:	May 11, 2006		Comments Due By:	April 25, 2006

What is the current permitted capacity and average annual flow to this facility?

The capacity of the Camp Creek Site is listed below:

PERMITTED CAPACITY MMF, MGD₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
13	13	13	17	-4	Expansion to 24 mgd by 2005.	Step permit (13/19/24) approved by EPD.

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

*₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.080 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted did not include tons of solid waste per year and how the waste will be disposed.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?



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None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 1704.02.

This tract had a 26.3 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 76 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of housing options around the development area.

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Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, assuming the development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

RESOLUTION BY THE ATLANTA REGIONAL COMMISSION CONCERNING SMALL WATER SUPPLY WATERSHEDS IN THE 10 COUNTY ATLANTA REGION

WHEREAS, pursuant to the Georgia Planning Act of 1989, and Georgia Department of Community Affairs Rules for the Review of Developments of Regional Impact (DRI), the Atlanta Regional Commission currently reviews large scale developments that are determined to be Developments of Regional Impact; and

WHEREAS, under the Georgia Planning Act of 1989 (Georgia Code Section 12-2-8), minimum criteria were required for the protection of public water supply watersheds; and

WHEREAS, the Georgia Department of Natural Resources and the Georgia Department of Community Affairs have adopted minimum criteria for the protection of public water supply watersheds; and

WHEREAS, local jurisdictions that are all or partly within public water supply watersheds are required to adopt water supply watershed ordinances that address the adopted minimum criteria; and

WHEREAS, a small public water supply watershed is defined as having a drainage basin of less than 100 square miles of land upstream of a public drinking water supply intake; and

WHEREAS, because small water supply watersheds were considered to more vulnerable to contamination by land development, more stringent watershed protection criteria were established for such watersheds; and

WHEREAS, under the adopted minimum protection criteria for small water supply watersheds, the impervious surface area of the entire water supply watershed shall be limited to either 25 percent or the existing amount of the impervious surface, if the existing is more than 25 percent; or if an alternative mitigation plan has been adopted by all local jurisdictions in the watershed and approved by the Department of Community Affairs and the Department of Natural Resources; and

WHEREAS, if a local jurisdiction fails to adopt a water supply watershed protection ordinance the Georgia Department of Community Affairs is authorized to revoke the Qualified Local Government Status of that local jurisdiction; and

WHEREAS, if development with impervious areas in excess of the required maximums were allowed in a watershed without approved alternate requirements and proper mitigation, downstream water quality in the watershed may be degraded; and

WHEREAS, all affected local jurisdictions in small water supply watersheds must demonstrate either that the necessary actions are being taken to ensure that the maximum 25 percent impervious surface area will not be exceeded as development occurs or that alternate criteria have been approved and adopted and that the alternate requirements are being applied to new development; and

WHEREAS, ARC reviews Developments of Regional Impact and ensures they meet all applicable planning criteria in order to be found in the Best Interest of the Region; and

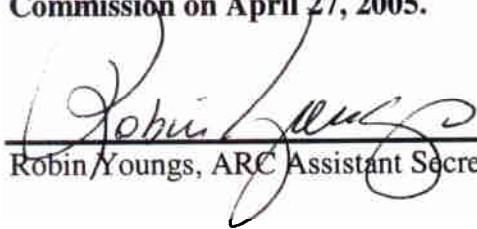
WHEREAS, without approved local plans adopting the minimum water supply watershed criteria or approved alternate criteria, each development within the small water supply watershed area of a local

jurisdiction should be limited to 25 percent impervious surface to insure that the minimum criteria are met.

NOW THEREFORE BE IT RESOLVED, that Developments of Regional Impact in small water supply watersheds in local jurisdictions without adopted and approved water supply watershed criteria will be limited to a total impervious surface of 25 percent of the project area in order to be found to be in the Best Interests of the Region, and therefore, of the State.

NOW THEREFORE BE IT FURTHER RESOLVED, that Developments of Regional Impact in small water supply watersheds in jurisdictions that do not have adopted watershed protection plans or are not taking actions to monitor and enforce the impervious requirements when reviewed, ARC staff will work with the relevant local jurisdiction to ensure that the Part 5 water supply watershed criteria are being addressed or the project may be found not in the Best Interests of the Region, and therefore, of the State.

I do hereby certify that the foregoing resolution was adopted by the Atlanta Regional Commission on April 27, 2005.

A handwritten signature in dark ink, appearing to read "Robin Youngs", is written over a horizontal line.

Robin Youngs, ARC Assistant Secretary

Your DRI ID NUMBER for this submission is: **1055**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 2/21/2006 4:20:36 PM

DEVELOPMENT OF REGIONAL IMPACT

Coweta County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	City of Palmetto
*Individual completing form and Mailing Address:	Bill Shell City of Palmetto P.O. Box 190 Palmetto, Ga. 30268
Telephone:	770-463-3377
Fax:	770-463-2890
E-mail (only one):	whshell@citypalmetto.com

*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:	South Transit Distribution Center	
Development Type	Description of Project	Thresholds
Wholesale & Distribution	5100000 s.f. of bulk distribution	View Thresholds
Developer / Applicant and Mailing Address:	Gary J. Minor IDI, Atlanta Region 1100 Satellite Blvd. Suwanee, Ga. 30024	
Telephone:	770-866-1117	
Fax:	770-232-1100	
Email:	gminor@idi.com	
Name of property owner(s) if different from developer/applicant:	Saben, Guthrie, Grace Wingo, James Wingo, Scott wingo, Z.R. Wingo	
Provide Land-Lot-District Number:	LL81/112 D6, LL96/97 D7	
What are the principal streets or roads providing vehicular access to the site?	Collinsworth Rd.	
Provide name of nearest street(s) or intersection:	Collinsworth Rd./I-85	
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	NR /	
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	NR	
Is the proposed project entirely located within your local government's jurisdiction?	Y	
If yes, how close is the boundary of the nearest other local government?		

If no, provide the following information:	
In what additional jurisdictions is the project located?	Coweta County
In which jurisdiction is the majority of the project located? (give percent of project)	Name: Palmetto, Ga. (annex pending) (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 100
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning, Other Annexation
What is the name of the water supplier for this site?	Coweta Water Authority
What is the name of the wastewater treatment supplier for this site?	City of Palmetto
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Overall project: FY 2012

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	N
If no, does the local government intend to amend the plan/map to account for this development?	Y
If amendments are needed, when will the plan/map be amended?	Upon annex

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	N/A

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	N
Developer/Applicant has identified needed improvements?	Y
Other (Please Describe): See forthcoming GRTA/DRI package and traffic study	Y

Submitted on: 3/28/2006 3:20:50 PM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	City of Palmetto
Individual completing form:	Bill Shell
Telephone:	770-463-3377
Fax:	770-463-2890
Email (only one):	WHShell@citypalmetto.com

Proposed Project Information

Name of Proposed Project:	South Transit Distribution Center
DRI ID Number:	1055
Developer/Applicant:	Gary J. Minor
Telephone:	770-866-1117
Fax:	770-232-1100
Email(s):	GMinor@idi.com

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	150,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	270,000
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc):	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Coweta Water Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.080
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	City of Palmetto
--	------------------

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.080
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	1.5

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?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below: See Traffic Impact Study prepared by Streetsmarts - April 2006	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	TBD
Is sufficient landfill capacity available to serve this proposed project?	
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	60%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	Y
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below: No impact	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

Is the development located within, or likely to affect any of the following:

1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N

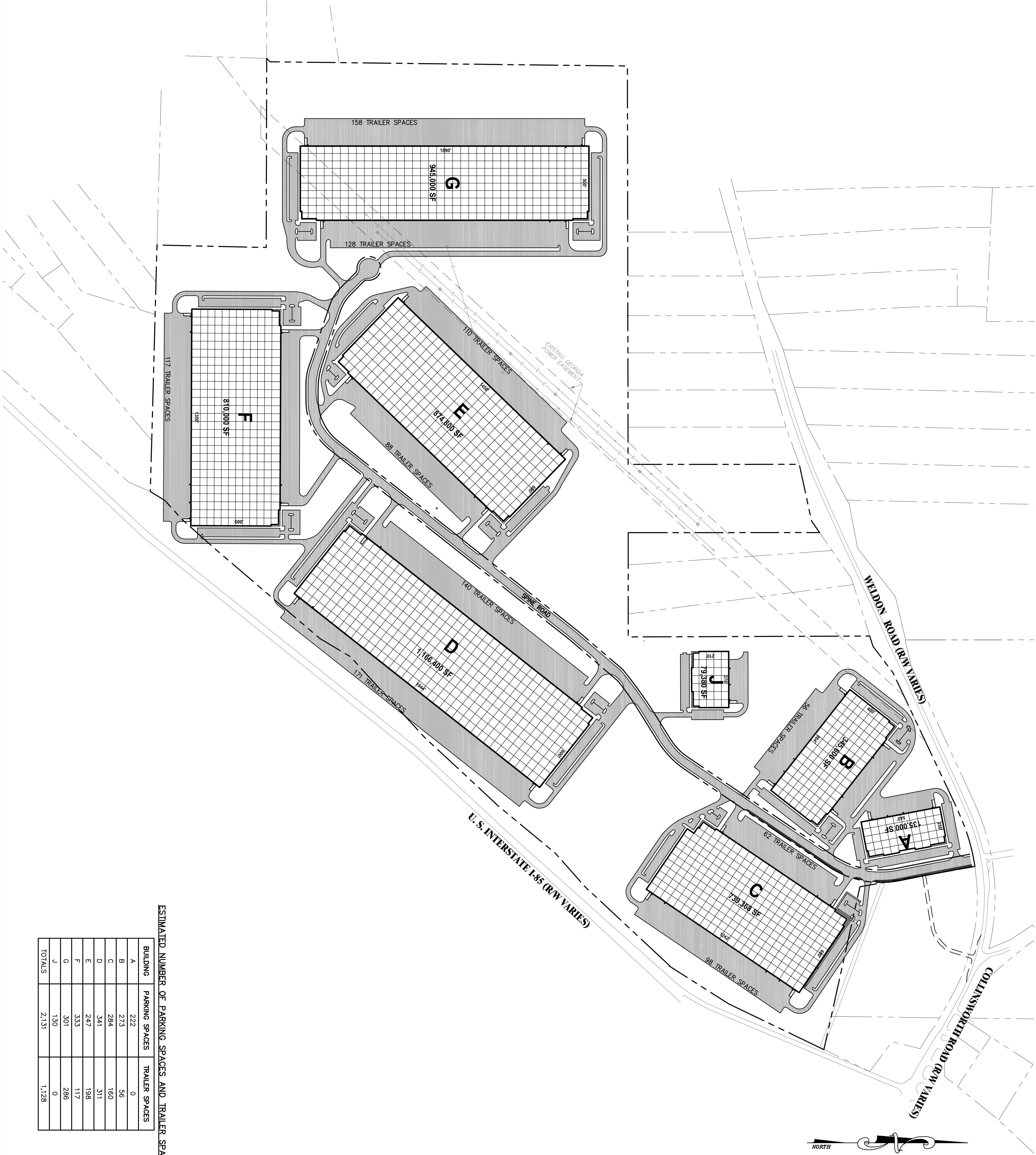
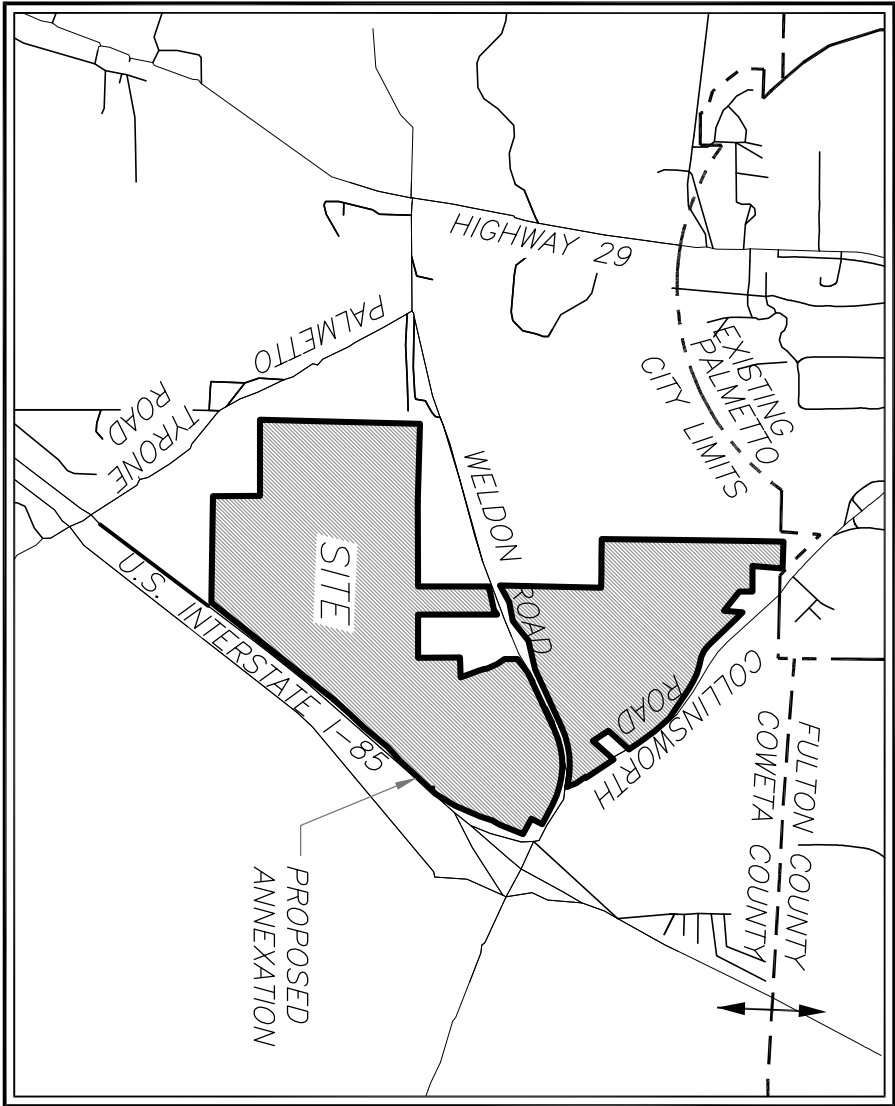
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:

GENERAL NOTES:

1. CONTACT INFORMATION:
CLIENT: GARY J. MINOR
INDUSTRIAL DEVELOPMENT INTERNATIONAL, (ID)
1100 SATELLITE BOULEVARD
SUWANEE, GA 30024
PHONE: (770) 865-0117
FAX: (770) 232-7100
- PROJECT ENGINEER:
MR. PHILIP WILLIAMS, P.E.
PRIME ENGINEERING, INC.
1888 EMERY STREET NW
SUITE 300
DULUTH, GA 30097
PHONE: (404) 425-7100
FAX: (404) 425-7101
- SURVEYOR: JOHN C. BLOUNT, R.L.S.
PRIME ENGINEERING, INC.
1888 EMERY STREET NW
SUITE 300
DULUTH, GA 30097
PHONE: (404) 425-7100
FAX: (404) 425-7101
- TRAFFIC ENGINEER:
MR. GENE BAUMGARTNER, P.E.
STREET SMARTS
3080 PROUDERE PARKWAY
SUITE 200
DULUTH, GA 30097
PHONE: (770) 815-0882
FAX: (770) 815-0888
2. TOTAL PROPERTY AREA:
18,055,186 SQ. FT.
414.50 ACRES
3. TOTAL BUILDING AREA:
5,095,548 SQ. FT.
122.80 ACRES
4. NO BUILDING EXIST ON THE SITE
5. PROPOSED BUILDINGS WILL BE USED FOR LIGHT-INDUSTRIAL PURPOSES, (I.E. MANUFACTURING/DISTRIBUTION, ETC.)
6. WETLANDS SHOWN ON THE SITE WERE FIELD VERIFIED BY REGISTAR NELSON ENVIRONMENTAL CONSULTANTS ON DECEMBER 1, 2005.
7. ALL BUILDINGS TO BE ONE STORY WITH A HEIGHT OF ____ FT.

SYMBOLOLOGY LEGEND:

EXISTING	PROPOSED
ASPHALT PAVEMENT	BUILDING
CENTERLINE	100'-
CONTOUR, INTERMEDIATE	100'-
CONTOUR, MAIN	100'-
CREEK CENTERLINE	EARTH
EARTH	EASEMENT
PAVEMENT ARROW	PROPERTY LINE
RETAINING WALL	SLOPE ARROW
SPOT ELEVATION	TREE LINE
ELECTRICAL LINE (AERIAL)	FENCE
POWER POLE	STREAMS & BUFFER
FLOOD PLAIN	WETLANDS



ESTIMATED NUMBER OF PARKING SPACES AND TRAILER SPACES

BUILDING	PARKING SPACES	TRAILER SPACES
A	222	0
B	273	56
C	284	160
D	341	311
E	247	198
F	333	117
G	393	286
J	130	0
TOTALS	2,131	1,128

OVERALL SITE PLAN

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SEAL
DATE:

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT: SOUTH TRANSIT DISTRIBUTION CENTER
CITY OF PALMETTO, GEORGIA
PREPARED FOR: IDI

PRIME ENGINEERING
INCORPORATED®
1888 EMERY STREET, N.W., SUITE 300
ATLANTA, GEORGIA 30318
404-425-7100

DRAWING DATE: 03/28/06
DRAWN BY: ESD
DRAWING SCALE: 1" = 300'
DESIGNED BY: TMV
PROJECT NUMBER: 05-1176-001
CHECKED BY: TMV
DRAWING NUMBER: C-201
NOT ISSUED FOR CONSTRUCTION