



# 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:** Aug 16 2007

**ARC REVIEW CODE:** R7081507

**TO:** Mayor Mickey Thompson  
**ATTN TO:** Jeff Noles, Land Use Planner  
**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 related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** West Georgia Industries South Flat Rock  
**Review Type:** Development of Regional Impact

**Description:** The proposed West Georgia Industries South Flat Rock development is a concrete batch plant on 4 acres in the City of Douglasville. The proposed development is located on South Flat Rock Road, north of Bankhead Highway

**Submitting Local Government:** City of Douglasville  
**Date Opened:** Aug 16 2007  
**Deadline for Comments:** Aug 30 2007  
**Earliest the Regional Review can be Completed:** Sep 15 2007

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
DOUGLAS COUNTY  
CITY OF VILLA RICA

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
PAULDING COUNTY

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
COOSA VALLEY RDC

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2007-08-30 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.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



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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: **West Georgia Industries South Flat Rock** *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:***

Haley Fleming, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3311 Fax (404) 463-3254  
[hffleming@atlantaregional.com](mailto:hffleming@atlantaregional.com)

**Return Date: Aug 30 2007**

Preliminary Report:	August 16, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West GA Industries South Flat Rock #1511
Final Report Due:	September 15, 2007		Comments Due By:	August 30, 2007

## **PRELIMINARY REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed West Georgia Industries South Flat Rock development is a concrete batch plant on 4 acres in the City of Douglasville. The proposed development is located on South Flat Rock Road, north of Bankhead Highway

### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date 2008.

### **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 heavy industrial. The site does not need to be rezoned. Information was not provided as to whether the proposed development is consistent with the City of Douglasville's Future Land Use Plan; however, information did state the developer believed the proposed development will be consistent with future land use plans for the area.

**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?**

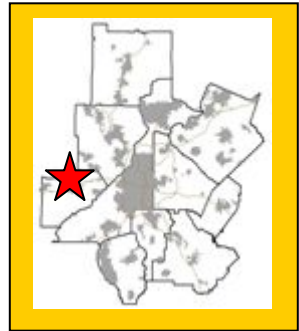
This will be determined based on comments received from potentially impacted local governments.

**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?**

No, the proposed development would not increase the need for services in the area.

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

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a 1 mile radius of the proposed project.



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**YEAR NAME**

WESTSIDE TRANSFER STATION  
2006 MODIFICATION  
TOUCHET QUARRY ASPHALT CEMENT PLANTS  
1999 WAR  
1987 HOMART DOUGLAS MALL

**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 undeveloped.

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

No.

**Is the proposed development consistent with regional plans and policies?**

The proposed development is located in an area that is primarily dominated by other industrial uses and vacant land within the City and County. It is important to consider compatible uses as the area continues to develop. The Regional Development Policies adopted by the ARC strive to advance sustainable development, protect environmentally sensitive areas, and create a regional network of greenspace. Mass grading and extensive removal of vegetation on the site should be avoided.

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## **PRELIMINARY REPORT**

### **Regional Development Plan Policies**

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

### **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.

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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.

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.

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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.”

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 development is located along South Flat Rock Road north of Bankhead Highway.

**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.**

The proposed development is entirely within the City’s jurisdiction. The proposed project is within five miles of the City of Villa Rica and Paulding 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.**

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

## 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?**

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Estimated value of the development is \$2 million with an expected \$350,000 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?**

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.**

To be determined during the review.

**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**

**Georgia Regional Transportation Authority Review Findings**



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This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review. The site is being proposed for a concrete batch plant in the City of Douglasville.

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

GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the specific operational parameters being proposed by the developer. Based on information submitted for the review and the proposed use on the site, the vehicle trips generated by the proposed development will be under 1,000 trips per day. Information submitted for the review states that the facility will operate seven concrete trucks and employ eleven personnel.

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

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. As a V/C ratio reaches 0.8, congestion increases. Any facilities that have a V/C ratio of 1.00 or above are considered congested. By the year 2030, Bankhead Highway is expected to operate at LOS B.

**What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?**

**2005-2010 TIP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year

**2030 RTP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-H-201	I-20 WEST MANAGED LANES FROM SR 6 (THORNTON ROAD) TO BRIGHT STAR ROAD IN DOUGLAS COUNTY	Managed Lanes (Auto/Bus)	2020

*\*The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004. USDOT approved in December 2004.*

**Impacts of the truck parking pad: What are the recommended transportation improvements based on the traffic study done by the applicant?**

No significant impacts have been estimated because of the development of this project.

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

With under 1,000 trips per day, this development is permissible under the Expedited Review criteria.

**What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?**

Given the type of development, none are necessary and the Air Quality Benchmark test will not be used.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Based on regional averages, wastewater is estimated at 0.0015 MGD.

**Which facility will treat wastewater from the project?**

The project will be served by septic on site..

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

N/A

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

N/A

## **INFRASTRUCTURE**

### **Water Supply and Treatment**

**How much water will the proposed project demand?**

Water demand also is estimated at 0.01 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?**



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Information submitted with the review estimates 100 tons of solid waste per year.

**Will the project create any unusual waste handling or disposal problems?**

No.

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

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?**

Given the minimal number of employees, no housing impact analysis is necessary.

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

N/A



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\* 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.

June 28, 2007

Mr. Brian Borden  
Georgia Regional Transportation Authority  
245 Peachtree Center Avenue, NE, Suite 900  
Atlanta, Georgia 30303-1223

Dear Mr. Borden,

Thank you for reviewing West Georgia Industries' (WGI's) submittal for the development of a ready mix concrete facility to be located at South Flatrock Road, Douglasville, Georgia 30134. WGI respectfully requests that our development be considered as an applicant for the expedited review process. We understand that in order to be eligible for this form of review, the subject site should not add more than 1,000 vehicle trips from the subject site to the local traffic area and should not be required to operate under an Individual Air Permit issued through the Georgia Environmental Protection Division.

The proposed facility will operate seven concrete trucks and will employ eleven personnel. We estimate that this number of trucks and employees should fall below the traffic threshold. We will not be subject to the requirements for an individual air permit. However, we shall employ emission control equipment and the site shall be engineered and managed to control dust emissions.

The subject site consists of approximately 4.0 acres and is located within the City of Douglasville city limits approximately 2.0 miles west of the central downtown district. The site is approximately 0.5-miles north of Highway 78. The site is situated in an area of industrial development and is zoned for heavy-industrial use. The site slopes gently from front to back and generally clear of vegetation.

Thank you for considering our project for the expedited review process. Please feel free to call me at (706) 884-7489.

Sincerely,

Andrew Wilson  
Assoc. VP Risk Management  
West Georgia Industries

# Developments of Regional Impact

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DRI #1511

## 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: Douglasville

Individual completing form: Jeff Noles

Telephone: 678-715-6022

E-mail: nolesj@ci.douglasville.ga.us

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project: West Georgia Industries South Flat Rock

Location (Street Address, GPS Coordinates, or  
Legal Land Lot Description): South Flat Rock Road at Strickland Street N33.744506 W84.779825

Brief Description of Project: Concrete Batch Plant

**Development Type:**

(not selected)	Hotels	Wastewater Treatment Facilities
Office	Mixed Use	Petroleum Storage Facilities
Commercial	Airports	Water Supply Intakes/Reservoirs
Wholesale & Distribution	Attractions & Recreational Facilities	Intermodal Terminals
Hospitals and Health Care Facilities	Post-Secondary Schools	Truck Stops
Housing	Waste Handling Facilities	Any other development types
Industrial	Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.):		4 acres	
Developer:		West Georgia Industries (Randy Hoppe)	
Mailing Address:		Po Box 1642	
Address 2:			
		City:Lagrange State: GA Zip:30241	
Telephone:		706-523-1846	
Email:		RFHoppe@aol.com	
Is property owner different from developer/ applicant?		(not selected)    Yes    No	
If yes, property owner:			
Is the proposed project entirely located within your local government's jurisdiction?		(not selected)    Yes    No	
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?		(not selected)    Yes    No	
If yes, provide the following information:		Project Name:	
		Project ID:	
The initial action being requested of the local government for this project:		Rezoning Variance Sewer Water Permit Other Development Plan Approval	
Is this project a phase or part of a larger overall project?		(not selected)    Yes    No	
If yes, what percent of the overall project does this project/phase represent?			

Estimated Project Completion Dates:

This project/phase: 1-1-2008  
Overall project: 1-1-2008

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# Developments of Regional Impact

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DRI #1511

## 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: Douglasville

Individual completing form: Jeff Noles

Telephone: 678-715-6022

Email: nolesj@ci.douglasville.ga.us

### Project Information

Name of Proposed Project: West Georgia Industries South Flat Rock

DRI ID Number: 1511

Developer/Applicant: West Georgia Industries (Randy Hoppe)

Telephone: 706-523-1846

Email(s): RFHoppe@aol.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: 2000000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 350000

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):			
<b>Water Supply</b>			
Name of water supply provider for this site:	Douglasville Douglas County Water and Sewer Authority		
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.01mgd		
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?			
<b>Wastewater Disposal</b>			
Name of wastewater treatment provider for this site:	Septic on site		
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.0015gmd		
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?			
<b>Land Transportation</b>			
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.)	149		
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:			
<b>Solid Waste Disposal</b>			
How much solid waste is the project expected to generate annually (in tons)?	100 tons		

Is sufficient landfill capacity available to serve this proposed project?	(not selected)	Yes	No
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If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	(not selected)	Yes	No
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If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	less than 20%
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Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:The proposed site will be designed and managed to control stormwater runoff. Controls shall include sloping to a stormwater detention pond and the application of a vegetative barrier to control stormwater. In addition, the site shall be managed to prevent contaminating stormwater with process water, which shall be collected in a concrete settling system and reused on site.

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:

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REVISIONS

DATE	DESCRIPTION

OWNER/DEVELOPER  
WEST GEORGIA INDUS  
PO BOX 1642  
LAGRANGE  
GA 30241

24 HOUR CONTACT:  
RANDALL F. HOPPE  
706-523-0466

TITLE  
DEVELOPMENT PLAN

WEST GEORGIA INDUSTR  
CONCRETE BATCH PL  
3001 HODD RD  
DOUGLASVILLE  
GEORGIA 30134

LOCATED IN :  
LAND LOT 140  
2nd DISTRICT  
5th SECTION  
DOUGLAS COUNTY  
GEORGIA

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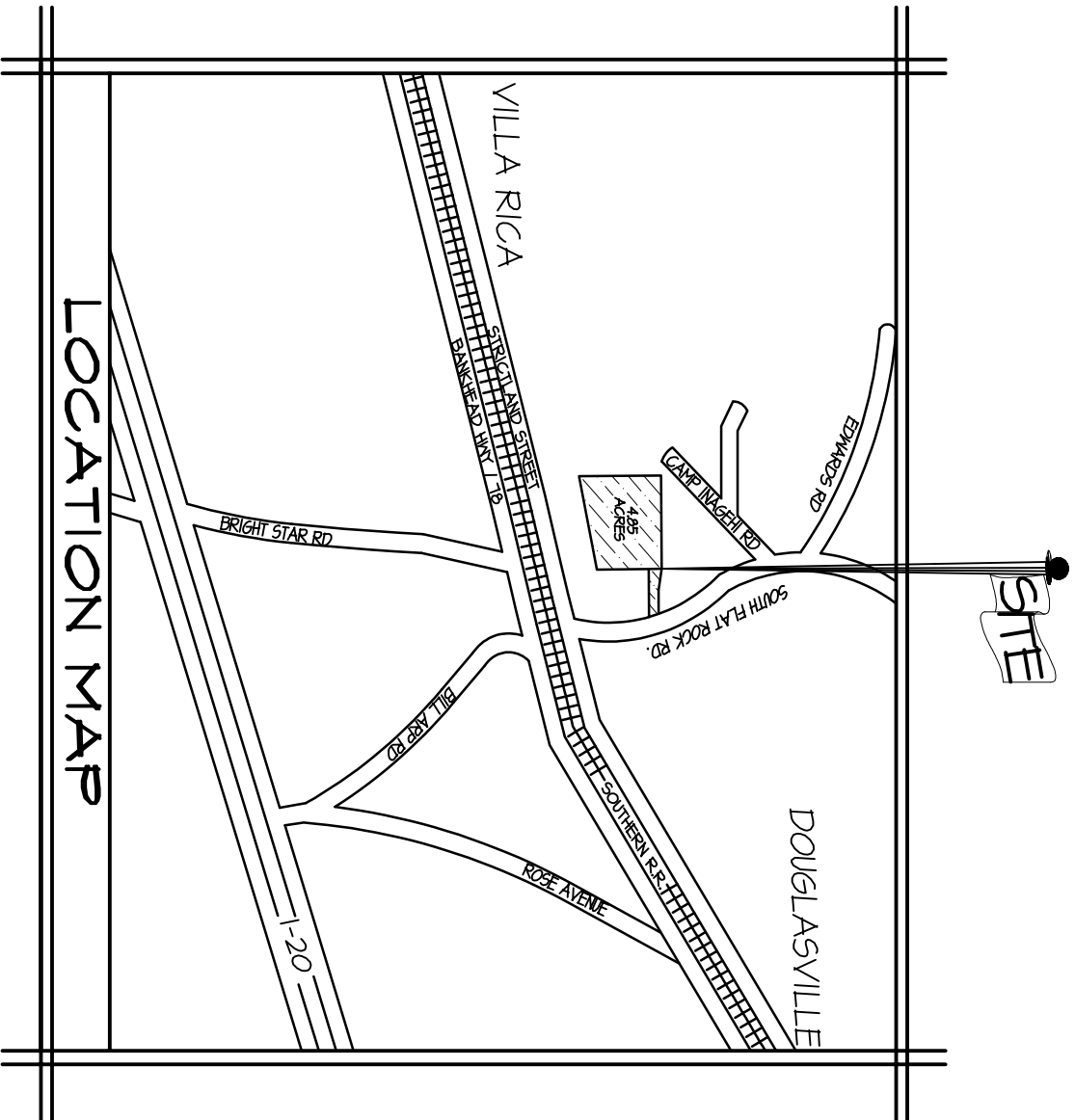
DATE: 06/19/07  
DRAWN BY: JNEU  
DESIGNED BY: BCFP  
CHECKED BY: DSGP  
SEAL

NOT FOR  
ONSTRUCTIC

SHEET NO.  
1 OF 1  
PROJECT NO.: 076

PARKING REQUIREMENTS
REQUIREMENTS FOR WAREHOUSE AREA REQUIRED: 1 SPACES PER EVERY 600 sq. ft. OF FLOOR AREA = 8 SPACES. PROVIDED: WAREHOUSE @ 4725 sq. ft. = 8 SPACES OFFICE @ 1350 sq. ft. = 5 SPACES PROVIDED PARKING: 20 REGULAR SPACES 1 HANDICAP SPACES TOTAL = 21 SPACES
FOR OFFICE AREA:
REQUIRED: 3.5 SPACES PER EVERY 1000 sq. ft. OFFICE SPACE = 5 SPACES PROVIDED: OFFICE @ 1350 sq. ft. = 5 SPACES PROVIDED PARKING: 20 REGULAR SPACES 1 HANDICAP SPACES TOTAL = 21 SPACES

- NOTE:
1. TOPOGRAPHIC AND LAND SURVEY PROVIDED BY :  
MELBORN LAND SURVEYING  
307 HODD RD  
NEWNA, GEORGIA 30263  
(770) 224-1983
  2. DATE OF BOUNDARY SURVEY: 6-14-07
  3. THIS PROPERTY IS ZONED:  
GENERAL COMMERCIAL  
HEAVY INDUSTRIAL DISTRICT
  4. LOT COVERAGE = 54%
  5. TOTAL SITE AREA = 4.0 ± ACRES (174,441 SQ.FT.)
  6. MINIMUM SETBACKS ARE AS FOLLOWS:  
FRONT = 50'  
SIDE = 10'  
REAR = 10'
  7. PROPOSED OFFICE BUILDING, LESS THAN 35' IN HEIGHT
  8. DESIGN FIRM:  
ACE ENGINEERING  
P.O. BOX 439  
PALMETTO, GEORGIA 30266  
PHONE: (770) 463-3734  
FAX: (770) 463-5406
  9. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DETERMINED BY FEMA. -  
COMMUNITY PANEL NUMBER: 130305 0010 B  
EFFECTIVE DATE: JUNE 23, 1992.
  10. NO ROOT STRAINS LOCATED WITHIN 200 FT OF THIS PROPERTY.



UTILITY NOTES:  
SITE TO BE SERVICED BY COUNTY WATER.  
SITE TO BE SERVICED BY ONSITE SEPTIC.\*  
\* SEWER LOCATION UNKNOWN AT THE TIME OF DEVELOPMENT PLAN.

OWNER/DEVELOPER: WEST GEORGIA INDUSTRIES PO BOX 1642 LAGRANGE GA. 30241	24 HOUR CONTACT: RANDALL F. HOPPE (706) 523-1846
WEST GEORGIA INDUSTRIES CONCRETE BATCH PLANT LAND LOT 140 5th SECTION DOUGLAS COUNTY GEORGIA	

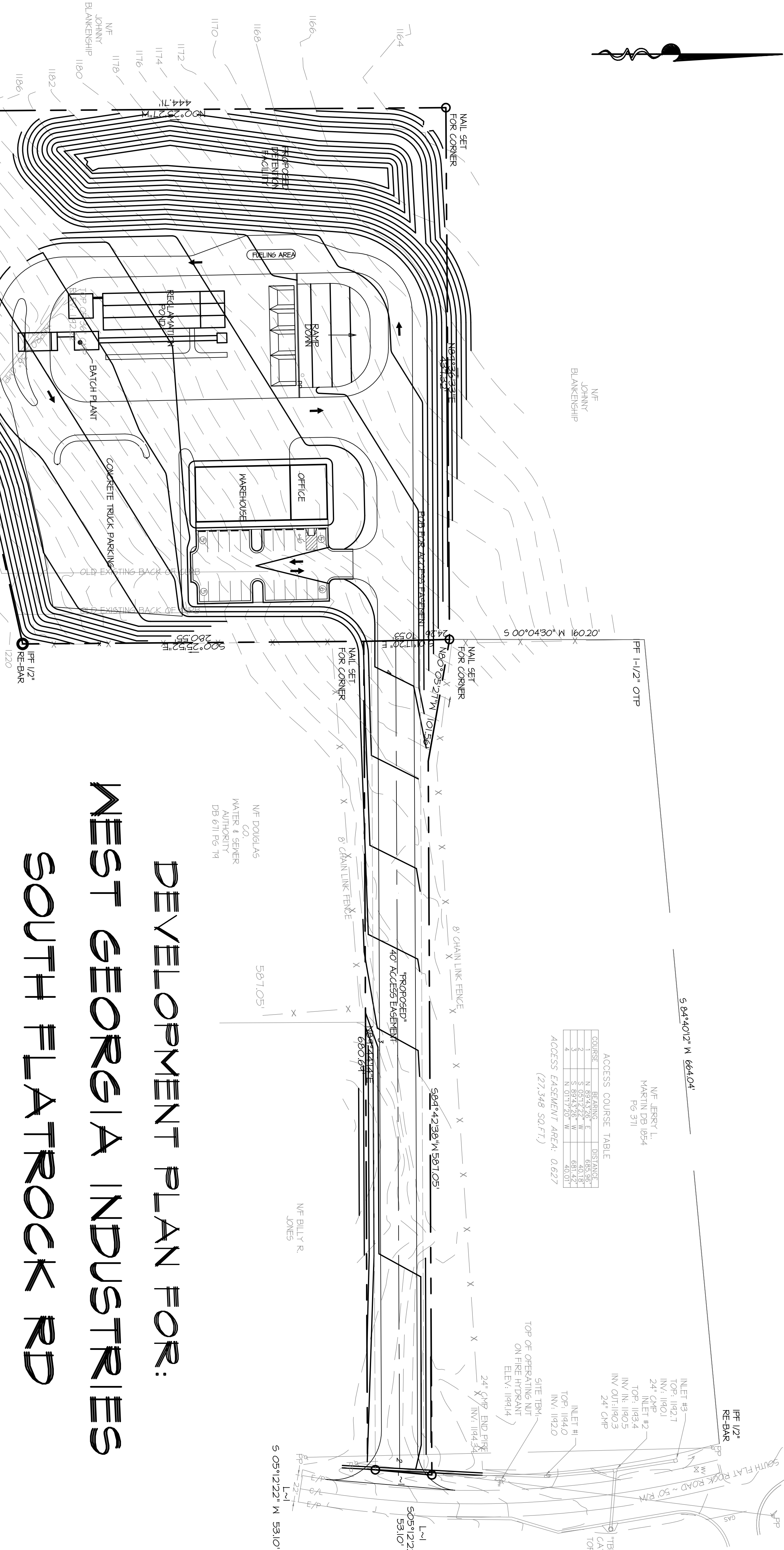
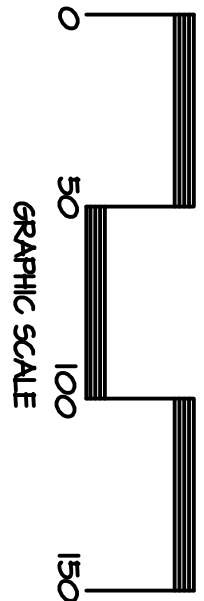
I HEREBY SUBMIT THIS CONCEPT PLAN AS THE OWNER, OR HIS AUTHORIZED AGENT, OF ALL PROPERTY SHOWN THEREON.  
SIGNATURE OF OWNER OR AUTHORIZED AGENT DATE  
BRIAN C. FELHAM PROJECT ENGINEER TITLE

SITE LEGEND	
PROPOSED CURB & GUTTER	
PROPOSED REVERSE PITCH	
PROPERTY LINE	
ADJOINING LOT LINE	
TRAFFIC FLOW	
PARKING BAY COUNT	
HANDICAP PARKING	
BOLLARDS	

TOTAL BOUNDARY AREA: 4.85 ACRES 21366.18 sq ft.  
SITE AREA: 2.60 ACRES 113277.47 sq ft



IF YOU Dtg GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITIES PROTECTION CENTER  
1175 THE LANE



ACCESS COURSE TABLE			
COURSE	BEARING	E	DISTANCE
1	N 64°40'12" W	664.04'	664.04'
2	S 05°12'22" W	53.10'	53.10'
3	S 89°54'00" W	681.02'	681.02'

ACCESS EASEMENT AREA: 0.627  
(27,348 SQ.FT.)

