



# REGIONAL REVIEW FINDING

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

DATE: Sep 27 2007

ARC REVIEW CODE: R08312

TO: Chairman John Eaves

ATTN TO: Adbul Akbar, Planner

FROM: Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Submitting Local Government:** Fulton County

**Name of Proposal:** Fairburn Storage Facility

**Review Type:** Development of Regional Impact

**Date Opened:** Aug 31 2007

**Date Closed:** Sep 27 2007

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Additional Comments:** The proposed development is located in an area that is primarily dominated by other industrial and warehouse uses within the 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.

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
COWETA COUNTY  
CITY OF PALMETTO

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CHATTAHOOCHEE-FLINT RDC  
CITY OF FAIRBURN

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
FAYETTE COUNTY  
TOWN OF TYRONE

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

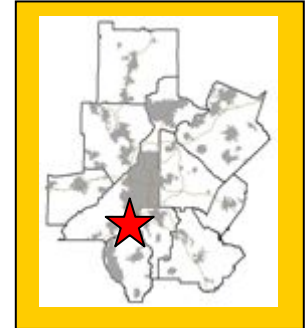
The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

Preliminary Report:	August 31, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Fairburn Storage #1565
Final Report Due:	September 30, 2007		Comments Due By:	September 14, 2007

## **FINAL REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Fairburn Storage Facility is a 60.95 acre container storage area located in south Fulton County. The proposed development is to store containers, trailers, and chassis that are between reservations or waiting for delivery appointments. There is a small office building associated with the development. The proposed development is located along Gullatt Road.



### **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 M-2. The site does not need to be rezoned. The future land use plan for Fulton County designates the area as industrial.

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

No comments were received identifying inconsistencies with any potentially affected local government's comprehensive plan.

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

No comments were received concerning impacts to the implementation of any local government's short term work program.

**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?**

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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.

#### **YEAR NAME**

2007 Walker Brothers Transfer Station  
2006 Bohannon Road Ind Development  
2001 Solful C&D Landfill  
2000 Fairburn Wastewater Treatment Facility  
1997 Cliftwood Roosevelt Highway  
1996 CSX Intermodal Facility

**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 and warehouse uses within the 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.

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, and is located more than seven miles upstream of either intake. The USGS regional coverage shows Shoal Creek, a tributary to Line Creek crossing portions of the property. The 75-foot undisturbed buffer and additional 25-foot setback required under the Fulton stream buffer ordinance are shown along Shoal Creek. The only development proposed in the buffers is a stream crossing. In the Fulton County Code, Article VII, Section 26-429(b)(3), as adopted on March 4, 2005, states that, within small water supply watersheds:

“The impervious area, including all public and private structures, utilities or facilities, of the entire water supply watershed shall be limited to 25 percent, or existing use, whichever is greater, unless other best management practices, as approved by the Georgia Department of Natural Resources have been implemented”

Although no plans were submitted at scale, the site appears to be about 50 percent impervious. Water quality control ponds are also shown on the site plan. The project needs to conform to all County

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water supply watershed requirements, including impervious surface and water quality best management practices requirements.

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## **FINAL 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.

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.

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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.

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.

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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 in south Fulton County north of Interstate 85 and south of Roosevelt Highway along Gullatt Road.

### **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 County’s jurisdiction. The proposed project is adjacent to the City of Palmetto and less than two miles from Coweta County and Fayette 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.**

None were 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 \$5,500,000 with an expected \$100,000 in annual local tax revenues.

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



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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?**

None were determined during the review.

**NATURAL RESOURCES**

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, and is located more than seven miles upstream of either intake. The USGS regional coverage shows Shoal Creek, a tributary to Line Creek crossing portions of the property. The 75-foot undisturbed buffer and additional 25-foot setback required under the Fulton stream buffer ordinance are shown along Shoal Creek. The only development proposed in the buffers is a stream crossing. In the Fulton County Code, Article VII, Section 26-429(b)(3), as adopted on March 4, 2005, states that, within small water supply watersheds:

“The impervious area, including all public and private structures, utilities or facilities, of the entire water supply watershed shall be limited to 25 percent, or existing use, whichever is greater, unless other best management practices, as approved by the Georgia Department of Natural Resources have been implemented”

Although no plans were submitted at scale, the site appears to be about 50 percent impervious. Water quality control ponds are also shown on the site plan. The project needs to conform to all County water supply watershed requirements, including impervious surface and water quality best management practices requirements.

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 averages for land uses in the Atlanta Region. Based on the proposed use, heavy industrial was selected. The actual impervious percentage will depend on the amount of the property developed in



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this use. Actual loadings will vary with the specific activity and the actual amount of impervious coverage. The following table summarizes the results of the analysis:

<b>Pollutant loads (lb./yr.)</b>							
<b>Land Use</b>	<b>Land Area (acres)</b>	<b>TP</b>	<b>TN</b>	<b>BOD</b>	<b>TSS</b>	<b>Zinc</b>	<b>Lead</b>
Heavy Industrial	60.95	88.38	1172.68	7801.60	48455.25	101.18	12.80
<b>TOTAL</b>	<b>60.95</b>	<b>88.38</b>	<b>1172.68</b>	<b>7801.60</b>	<b>48455.25</b>	<b>101.18</b>	<b>12.80</b>

**Total Estimated Impervious: 80% in this analysis**

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://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.

## **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**

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review. The site is being proposed for a graded gravel trailer parking pad in Fulton County.

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**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 approximately 200 per day.

**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, Roosevelt Highway is expected to operate at LOS C.

**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
FS-196	SR 14 SPUR (SOUTH FULTON PARKWAY) ACCESS MANAGEMENT PLAN FROM DOUGLAS COUNTY LINE TO I-285 / I-85 INTERCHANGE	Studies	2006
FS-AR-BP087B	BUFFINGTON ROAD: SEGMENT 2 FROM OLD BILL COOK ROAD TO US 29 (ROOSEVELT HIGHWAY)	Bicycle/Pedestrian Facility	2007

**2030 RTP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FS-030	US 29 (ROOSEVELT HIGHWAY) FROM SR 279 (OLD NATIONAL HIGHWAY) TO SR 14 SPUR (SOUTH FULTON PARKWAY)	Roadway Capacity	2030

*\*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 only an estimated 200 truck trips accessing the site daily, 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 0.625 gallons per day.

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

The Little Bear facility will provide wastewater treatment for the proposed development.

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

The capacity of Little Bear Site is listed below:

<b>PERMITTED CAPACITY MMF, MGD <sub>1</sub></b>	<b>DESIGN CAPACITY MMF, MGD</b>	<b>2001 MMF, MGD</b>	<b>2008 MMF, MGD</b>	<b>2008 CAPACITY AVAILABLE +/-, MGD</b>	<b>PLANNED EXPANSION</b>	<b>REMARKS</b>
0.1	0.1	0.1	0.1	0		Will be phased out in approximately 5 years.

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

*<sub>1</sub> 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?**

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Water demand also is estimated at 750 gallons per day 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 with the review 18.25 tons of solid waste per year and the waste will be disposed of in Fulton County.

**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.)?

None were determined during the review.

**HOUSING**

**Will the proposed project create a demand for additional housing?**

No.



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**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

\* 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.



INFINITY TRANSPORT

15 Oak Street, Suite 2D • Frankfort, IL 60423

Main: 815.534.6200 • Fax: 815.534.6201 • [www.infinitytransport.com](http://www.infinitytransport.com)

August 29, 2007

Ms. Laura Beall, AICP  
Georgia Regional Transportation Authority  
245 Peachtree Center Avenue, NE, Suite 900  
Atlanta, GA 30303-1223

RE: Fairburn Storage Facility Expedited Review Request

Dear Ms. Beall,

Infinity Transport is requesting an expedited review for the Fairburn Storage Facility.

Infinity Transport's intention for the Fairburn facility is to store containers, trailers and chassis that are between reservations or waiting for delivery appointments. This is a service sought by shippers and equipment owners due to capacity constraints at the railyards and warehouses. Trucking will be the only mode of transportation in and out of the facility, and the yard will not be used as a truck stop or fueling station. There will be a maximum of ten (10) employees on site at any point during the day. The development will generate an estimated 200 trips per day with a travel distance of two (2) miles to and from the site. Therefore no required air quality permit from the EPD will be required.

Any questions or concerns, please contact me.

Thank you for your consideration.

Sincerely,

Dale B. Bartley  
O: 815-534-6200, ext. 109  
C: 708-516-0967



# DEPARTMENT OF HEALTH AND WELLNESS

## Environmental Health Services

99 Jesse Hill Jr. Drive, Suite 101

Atlanta, Georgia 30303

Telephone (404) 730-1301, Fax (404) 730-1462

### MEMORANDUM

Fulton County Board of Health

Phoebe Bailey, PhD, Chair  
Lynne P. Meadows, RN, MS  
Harrison Rogers, MD  
Monica Ryan, BS  
Khaatim S. El  
Samantha P. Williams, PhD  
Ms. Mary Long, RN

Dr. Steven R. Katkowsky, Director

**TO:** Haley Fleming, Review Coordinator  
Atlanta Regional Commission

**CC:** Dr. Steven R. Katkowsky, Director  
Janet Adams, Chief of Staff  
John Gormley, Environmental Health Deputy Director

**FROM:** Monica Robinson, Environmental Specialist Senior  
Environmental Health Services

**DATE:** September 14, 2007

**SUBJECT:** Comments to Regional Review for Fairburn Storage Facility

ARC REVIEW CODE	COMMENTS
R08312	<p>The Fulton County Department recommends that the applicant be required to connect the proposed development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This facility must comply with the Fulton County Clean Indoor Air Ordinance.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>

## Haley Fleming

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**From:** Joe & Rhonda Palladi [rspjpp@bellsouth.net]  
**Sent:** Wednesday, September 19, 2007 1:19 PM  
**To:** Haley Fleming  
**Cc:** 'Lobdell, Mike'  
**Subject:** RE: DRI Review Notification- Perimeter Center East MUD #1533

I have reviewed this DRI and submitted comments regarding: Traffic exiting from the first DW on PCPE may block EB PCPE (LOS F for unsignalized DW) dependant on queue from WB traffic on PCPE. Also, it is not apparent that sidewalk is to be maintained/constructed along property frontage on ADR

-----Original Message-----

**From:** Haley Fleming [mailto:Haley@atlantaregional.com]  
**Sent:** Thursday, September 06, 2007 2:15 PM  
**To:** agibert@dca.state.ga.us; carol\_couch@mail.dnr.state.ga.us; cindy.vandyke@dot.state.ga.us; harold.linnenkohl@dot.state.ga.us; angela.alexander@dot.state.ga.us; lbeall@grta.org; Hal.Wilson@dot.state.ga.us; steve.yost@dot.state.ga.us; Mike.Lobdell@dot.state.ga.us; wstinson@itsmarta.com; morgan.ellington@co.fulton.ga.us; wilford.white@co.fulton.ga.us; csmith@perimetercid.org; Rick\_Williamson@fc.Dekalb.k12.ga.us; Zehner, Michael; Shelley Peart; Heather Alhadeff  
**Cc:** Dan Reuter; Holly Vine; Rob LeBeau; Sammie Carson; Jim Skinner; Jim Santo; Beth Stalvey; Michael Kray; Parker.Ellen@kimley-horn.com; kswhite@co.dekalb.ga.us; rtwise@co.dekalb.ga.us; Laurel David; ssaia@barrycompanies.com; bcampbell@barrycompanies.com; Joe & Rhonda Palladi; khunter@co.dekalb.ga.us; SQBowles@co.dekalb.ga.us; emstarli@co.dekalb.ga.us  
**Subject:** DRI Review Notification- Perimeter Center East MUD #1533

## Development of Regional Impact Request for Comments

**This E-Mail serves as notice that the ARC staff has begun the review for DRI #1533 Perimeter Center East MUD.**

***Perimeter Center East MUD, DeKalb County:*** The proposed Perimeter Center East mixed use development is located on 2.8 acres in DeKalb County. The proposed development will consist of 330 residential units, 240 room hotel, 75,000 square foot fitness center, and 8,000 square feet of restaurant space. Site access currently exists along Perimeter Center East.

**Preliminary Report: September 6, 2007**

**Comments Due: September 20, 2007**

**Final Report: October 5, 2007**

<<Preliminary Report.pdf>>



# Developments of Regional Impact

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DRI #1565

## 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: Fulton

Individual completing form: Abdul Akbar

Telephone: 404-730-7518

E-mail: Abdul.Akbar@fultoncountyga.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: Fairburn Storage Facility

Location (Street Address, GPS Coordinates, or  
Legal Land Lot Description): 8335 Gullatt Road Land Lots 132,133,155,156,157 District 7

Brief Description of Project: This will be a container storage area located in a gravel yard.

**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.):		60.95 Acres	
Developer:		Dale Bartley	
Mailing Address:		1766 Mountain Glen	
Address 2:			
		City:Stone Mountain State: Ga Zip:30087	
Telephone:		1-815-534-6200	
Email:		dale.bartley@clmg.com	
Is property owner different from developer/ applicant?		(not selected)    Yes    No	
If yes, property owner:		MI, LLC	
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	
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: February 1, 2008  
Overall project:

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# Developments of Regional Impact

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DRI #1565

## 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: Fulton

Individual completing form: Abdul Akbar

Telephone: 404-730-7518

Email: Abdul.Akbar@fultoncountyga.gov

### Project Information

Name of Proposed Project: Fairburn Storage Facility

DRI ID Number: 1565

Developer/Applicant: Dale Bartley

Telephone: 1-815-534-6200

Email(s): dale.bartley@clmg.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:

\$ 5,500,000.00

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

+/- \$100,000.00

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:	City of Atlanta		
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	750 gallons per day		
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? 3400 feet to the nearest water main			
<b>Wastewater Disposal</b>			
Name of wastewater treatment provider for this site:	Fulton County Government		
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	625 gallons per day		
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.)	200 trips per day		
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:One deceleration lane and one left turn lane into the project entrance.			
<b>Solid Waste Disposal</b>			
How much solid waste is the project expected to generate annually (in tons)?	18.25 tons per year		
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?	68%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Three detention ponds	

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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LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

PROJECT:  
**FAIRBURN STORAGE FACILITY**  
8335 GULLATT ROAD  
LAND LOTS 132,133,156,158, 157  
7th DISTRICT  
FULTON COUNTY, GEORGIA

REVISIONS:	

LAYOUT & STAKING PLAN	
SCALE:	1" = 100'
DATE:	02/01/07
DRAWN BY:	MAX VICKERS
PROJECT MANAGER:	MIKE WRIGHT
QA/QC CHECK:	SCOTT GARDNER

PROJECT NO.  
**07-016**

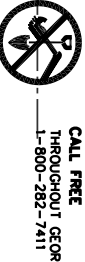
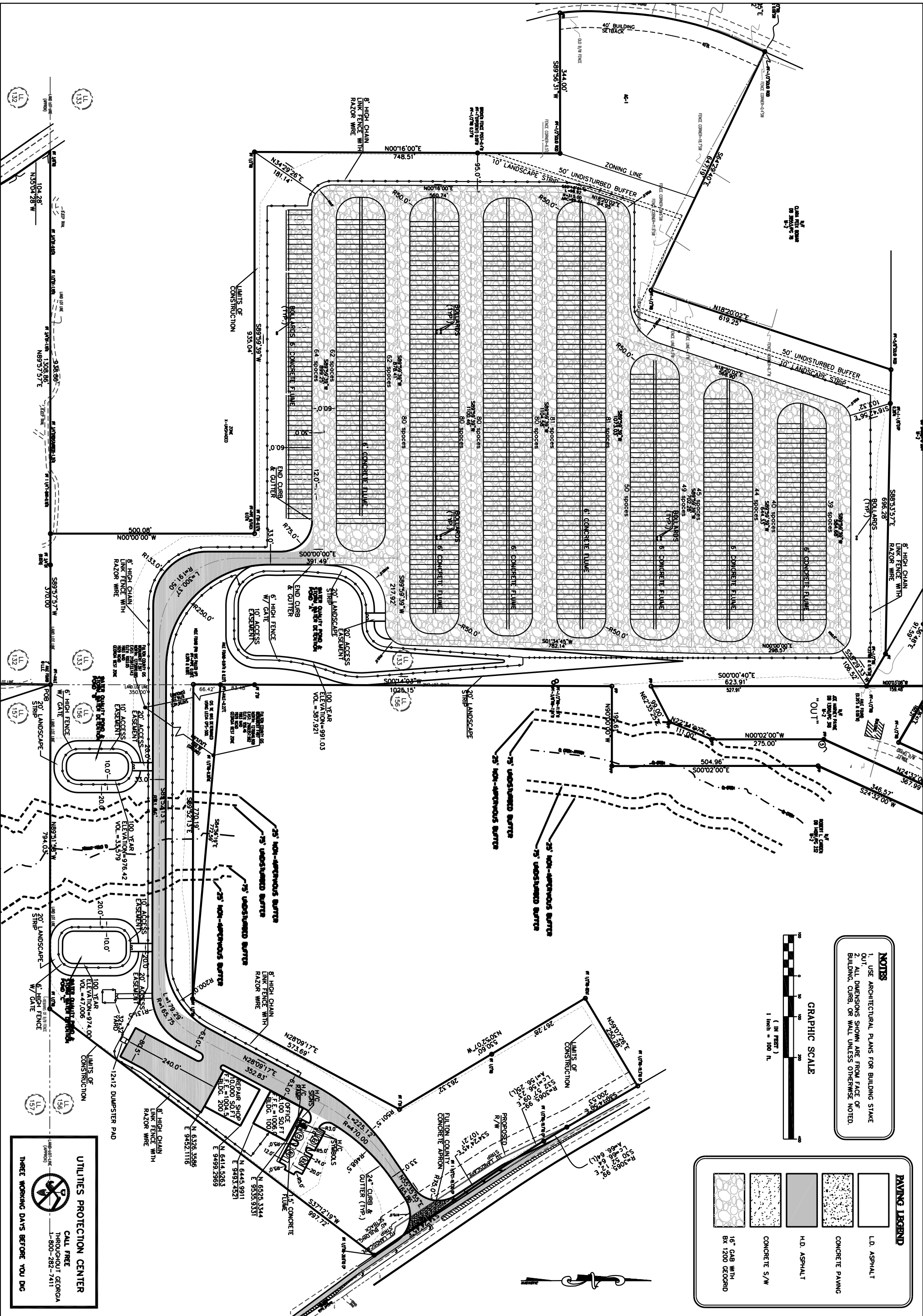
**C4.0**

PAVING LEGEND	
	L.D. ASPHALT
	CONCRETE PAVING
	H.D. ASPHALT
	CONCRETE S/W
	16" GAB WITH BX 1200 GEOTEXT

GRAPHIC SCALE



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



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