Transportation Analysis

Anvil Block DRI# 1618 Clayton County, Georgia

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EXECUTIVE SUMMARY

This report presents the analysis of the anticipated traffic impacts of a proposed 50.75-acre mixed-use development (Anvil Block) located east of Interstate 675 along Anvil Block Road. This report is being prepared as part of a submittal requesting rezoning from A (Agricultural District) and RS-110 (Single-Family Residential District) to HI (Heavy Industrial District). Because the mixed-use project will exceed 400,000 square feet, the proposed development is a Development of Regional Impact (DRI) and is subject to Georgia Regional Transportation Authority (GRTA) review. The Clayton County Future Land Use Map identifies the area as Heavy Industrial.

The proposed development is expected to consist of approximately 750,000 square feet of warehouse, 6,000 square feet of convenience market with gasoline pumps (20 fueling stations), a 9,000 square foot high-turnover (sit-down) restaurant, and a 3,500 fast-food restaurant with drive-through window. The development is scheduled to be completed in one phase with build-out by the year 2008.

Based on the existing 2007 conditions, two of the study area intersections currently operate below the acceptable Level of Service standard (LOS D).

The results of the detailed intersection analysis for the 2008 No-Build and 2008 Build conditions identified improvements that will be necessary in order to maintain the Level of Service standard (LOS D or E) within the study network. Per GRTA's Letter of Understanding guidelines, improvements were made to the intersections until the Level of Service was elevated to an appropriate range. These improvements are listed below:

2008 No-Build recommended improvements (includes background growth in traffic but does not include the Anvil Block DRI project traffic):

Anvil Block Road @ Tanners Church Road (Intersection #2)

• * Note: To satisfy GRTA's level-of-service 'D' or 'E' standard, a traffic signal would need to be installed. The intersection meets the peak hour warrant during the PM peak hour based on the projected 2008 No-Build conditions. However, a traffic signal warrant analysis report should be performed prior to a traffic signal being installed at this location.

Anvil Block Road @ Old Dunn Court (Intersection #3)

• Because of the relatively low volume of turning vehicles from the side-street at the intersection in question (Anvil Block Road @ Old Dunn Court), signal warrants are not expected to be met. This, combined with the fact that it is not uncommon for side street traffic to experience low Levels of Service, a signal is not recommended.

Anvil Block Road @ Interstate 675 Southbound Ramps (Intersection #4)

• Construct an additional southbound left-turn lane (creating dual left-turn lanes) along Interstate 675 Southbound Ramp.

2008 Build recommended improvements (2008 No-Build conditions plus the Anvil Block DRI project traffic): (Note: These improvements are in addition to the 2008 No-Build recommended improvements.)

Anvil Block Road @ Tanners Church Road/Proposed Driveway #1 (Intersection #2)

• Construct an eastbound right-turn lane along Anvil Block Road.



• Reconstruct the Tanners Church Road northbound approach to improve the skewed alignment. This northbound approach should be constructed with two lanes (one shared left-turn/ through lane and an exclusive right-turn lane).

Anvil Block Road @ Old Dunn Court (Intersection #3)

- Construct an eastbound right-turn lane along Anvil Block Road
- Because of the relatively low volume of turning vehicles from the side-street at the intersection in question (Anvil Block Road @ Old Dunn Court), signal warrants are not expected to be met. This, combined with the fact that it is not uncommon for side street traffic to experience low Levels of Service, a signal is not recommended.

The following intersection geometry and improvements are recommended at the project site driveways and internal intersections (Note: The attached site plan includes these improvements):

Anvil Block Road @ Proposed Right-in/Right-out Driveway #2 (Intersection #7)

• Construct an eastbound right-turn lane along Anvil Block Road.

1.0 PROJECT DESCRIPTION

1.1 Introduction

This report presents the analysis of the anticipated traffic impacts of a proposed 50.75-mixed-use development (Anvil Block) located east of Interstate 675 along Anvil Block Road. This report is being prepared as part of a submittal requesting rezoning from A (Agricultural District) and RS-110 (Single-Family Residential District) to HI (Heavy Industrial). Because the mixed-use project will exceed 400,000 square feet, the proposed development is a Development of Regional Impact (DRI) and is subject to Georgia Regional Transportation Authority (GRTA) review. The Clayton County Future Land Use Map identifies the area as Heavy Industrial.

The proposed development is expected to consist of approximately 750,000 square feet of warehouse, 6,000 square feet of convenience market with gasoline pumps (20 fueling stations), a 9,000 square foot high-turnover (sit-down) restaurant, and a 3,500 fast-food restaurant with drive-through window. The development is scheduled to be completed in one phase with build-out by the year 2008.

Table 1 Proposed Land Uses	
Warehousing	750,000 SF
Convenience Market with Gasoline Pumps	6,000 SF
High-Turnover (Sit-Down) Restaurant	9,000 SF
Fast-Food Restaurant with Drive-Through Window	3,500 SF

A summary of the proposed land-use and densities can be found below in **Table 1**.

Figure 1 and Figure 2 provide a location map and an aerial photograph of the site.

1.2 Site Plan Review

The project site is located west of Interstate 675 along Anvil Block Road. The proposed site is bound by Anvil Block Road to the north, Interstate 675 to the east and Rail Road to the west. The development plan consists of a mix of uses including warehouse, convenience market, and restaurant. The existing site is currently vacant with the exception of a few single-family residences.

Figure 3 is a small-scale copy of the site plan. A full-size site plan consistent with GRTA's Site Plan Guidelines is also being submitted as part of the Review Package.

1.3 Site Access

Vehicular access to the development is proposed at two locations along Anvil Block Road. One of the two site driveways will be located at existing intersections.

- Anvil Block Road at Tanners Church Road/Old Anvil Block Road Proposed Driveway #1 (Intersection #2), located along Anvil Block Road, is proposed to be a full-movement signalized driveway located approximately 1,650 feet east of the existing signalized intersection of SR 42/US 23 and Anvil Block Road.
- Proposed Driveway #2 (Intersection #7), located along Anvil Block Road, is proposed to be a restricted movement (right-in/ right-out) unsignalized driveway located approximately 700 feet east of the existing un-signalized intersection of Anvil Block Road and Tanners Church Road.



