

May 5, 2017

## FINAL REPORT

### DRI REGIONAL REVIEW

**TO:** Hon. Robert Henderson, Sr., Chairman Butts County Board of Commissioners

**FROM:** Lanier E. Boatwright, Executive Director 

**RE:** Development of Regional Impact Review (DRI Online ID#: 2674)

<b>Name of Proposal:</b>	Jones Petroleum Travel Center
<b>Submitting Local Government:</b>	Butts County, Georgia
<b>Initial Action Triggering the DRI:</b>	Permitting - Butts County
<b>Applicant Name:</b>	JPC Design & Consulting, LLC
<b>Applicant Engineers:</b>	Rowland Engineering
<b>Review Type:</b>	Development of Regional Impact
<b>Date Opened:</b>	April 18, 2017
<b>Project Built out Year:</b>	Project/phase April 2020

**DESCRIPTION:** The proposed Jones Petroleum Travel Center is located on 21.44 acres in the southwestern quadrant of the intersection of Interstate 75 and GA Hwy. 16 (Exit 205 – Griffin-Jackson). This site currently has a Chevron convenience store which contains a Subway sandwich shop and a barbecue restaurant, which is located at a former BP gas station. The development plan includes construction of a new convenience store and fast food facility in the general location of the existing barbecue restaurant, which is to be removed. The convenience store will include 8 MPD's for gasoline sales in the front of the building and 8 diesel fueling stations in the rear of the building. The diesel fueling area will include parking for 75 tractor-trailers and a tractor-trailer service center. Upon completion of the convenience store and fast food facility, the existing Chevron station will be removed to make way for a free-standing fast food restaurant at the corner of Hwy. 16 and the former Steele Road.

Future developments on the property are a hotel and automobile dealership.

#### STAFF ANALYSIS:

**Regional Context:** Staff wishes to note its concern that more information and details of the project was disseminated in the print media as opposed to the information that was presented to the Regional Commissions for their review. For example, in an article from the Jackson Progress-Argus by Michael

Davis, dated March 21, 2017, published both online and in print, more information was provided than what was officially provided to staff by the applicant and/or the information based on the DRI application. That online article is attached as part of staff official report. However, staff did not use any of the information available publicly via printed media as part of its analysis and report. Staff relied strictly on the official information provided to the regional commission in the DRI application.

In accordance with the Three Rivers Regional Plan 2013-2033 (Regional Assessment), the Three Rivers Regional Plan is intended to provide the Three Rivers Region with a tool to manage and guide the future growth and development of the region through 2033.

The plan was prepared in accordance with the most recent minimum standards adopted by the Georgia Department of Community Affairs and procedures established by the Georgia Planning Act of 1989. The regional plan provides a framework for the region that involve all segments of the region in developing a vision for the future of the region; generate pride and enthusiasm about the future of the region; engage the interest of regional policy makers and stakeholders in implementing the plan; and provide a guide to everyday decision-making for use by governmental officials and other regional leaders.

The regional plan also serves as a technical guide to assist the Three Rivers Regional Commission in advancing Georgia's State Planning Goals which consist of the following:

- ✓ A growing and balanced economy.
- ✓ Protection of environmental, natural and cultural resources.
- ✓ Provision of infrastructure and services to support efficient growth and development patterns.
- ✓ Access to adequate and affordable housing for all residents.
- ✓ Coordination of land use planning and transportation planning to support sustainable economic development.
- ✓ Coordination of local planning efforts with local service providers and authorities, neighboring communities and state and regional plans.

Staff believes that this project, if constructed and executed properly, will benefit the local areas and the region.

A permitting and/or approval application filed with Butts County triggered this DRI. Three Rivers Regional Commission staff has reviewed the information attached for the proposed development (DRI# 2674 – Jones Petroleum Travel Center) and determined that it meets or exceeds the threshold established in the rules established by the Georgia Department of Community Affairs' Rules for Developments of Regional Impact.

Butts County is not in the GRTA (Georgia Regional Transportation Authority) jurisdiction and would not fall under that agency's preview; therefore, a review by that agency is not required. However, the county is identified as or in the Metropolitan Tier Map as a "Non-Metropolitan" (Population less than 50, 000). The project will be subjected to review by Georgia Department of Transportation if it abuts any state roads and highways.

Staff's preliminary review revealed that general area has been very active with developments of regional impact. Currently, in that general vicinity, we have, DRI #: 2549 a proposed development estimated to be ±1,001,129 square foot moderate hazard, dry goods storage, shipping and receiving "Regional Distribution Center" with associated supporting offices, guard houses, pump houses and truck maintenance facility.

The project believed to be under construction now is estimated to have two shifts per day with ±500 employee vehicles, 300 shipping trucks and 400 receiving trucks in the general area with an estimated completion date of December 2017. There is also a DRI #: 836, Midway Distribution Center, Developer: Grove Street Partners, LLC, Initial Form Submitted: 6/13/2005, Additional Information Form Submitted: 6/17/2005, RDC Finding: ±6/30/2005.

The Georgia Planning Act and Georgia Department of Community Affairs (DCA) DRI process recognizes that certain large-scale developments are likely to have effects outside of the local government jurisdictions in which they are located. The DRI review process is designed to improve communication between affected governments and to provide a means of identifying and assessing potential impacts of these large-scale developments before conflicts arise.

Section 110-12-3-.03 (4) of the DRI Rules effective March 1, 2014, states, "The host local government may proceed with its development review process during the DRI process, provided that it does not take final official action approving a project until the DRI process is completed and the local government has had adequate time to consider the Regional Commission's DRI report. It is intended that the DRI process should take place simultaneously with local development review procedures in order to minimize administrative delays for review and approval of large developments."

"Examples of local development review activities that may take place during the DRI process includes, but is not limited to, preliminary staff administrative functions, project evaluation/assessment, community participation meetings and hearings, site visits, and planning commission meetings to discuss, but not vote on, the proposed local action that triggered the DRI process."

In order to determine the potential impact this development may have, the Regional Commission solicited input from all affected parties and local governments to review the information about the proposed development and submit their comments. These comments along with the Regional Commission's assessment of any potential inter-jurisdictional impacts and compatibility with existing regional plans are provided to the host local government after the conclusion of the comment period. The 15-calendar day comment period for this review began on Tuesday, April 18, 2017 and ended on Wednesday, May 3, 2017.

**Economic Development:**

**Regional Context:** The Three Rivers Economic Development District has a strong network of historic neighborhood squares and main streets to provide amenities, jobs and luxuries that residents desire to have a good quality of life and employment centers are located in all ten counties throughout the Three Rivers Economic Development District. Based on the region's Regionally Important Resources Plan, October 2011, Regional Plan, and Comprehensive Economic Development Strategy (CEDS), the proposed project in Butts County possesses the potential to be an added asset to the District at built out in 2020.

The purpose of the TRRC (CEDS), 2016 Comprehensive Economic Development Strategy is to explore the economic advantages of doing business in the Three Rivers Economic Development District. One of the major elements is access to Interstates 75, 85 and 185, access to Hartsfield-Jackson International Airport and proximity to Atlanta, Macon and Columbus. Staff believes that this project will be a major economic booster to the region and Butts County.

**Other governmental services impact:**

**Regional Context:** Staff wishes to note that other governmental services such as law enforcement, emergency services, Fire, HAZMAT, EMA and other rapid local and regional response task force/team, water and sewer, roads, courts and general administration also will experience an increased demand from this development. There will be an increased demand for law enforcement and fire suppression, emergency services to include EMA, HAZMAT because of the combination of a convenient store, gas station and the future plans for a hotel and automobile dealership.

**School System:**

**Regional Context:** Butts County School and other neighboring school systems will not be impacted by the development, because there are no “residential” components or phases to the proposed development at this time, with the exception of the possible hotel. Therefore, it will not yield any negative impact and or demands for educational system expansions.

**Environmental (Water, Sewer, Waste, etc.):**

**Regional Context:** The developments will be served by Butts County water and sanitary sewer service, which is currently located adjacent to the site.

The Land Use & Character Areas pursuant to the Butts County 2017 – 2037 Comprehensive Plan does identify the general vicinity as “Highway Activity Center”. Staff expects the developer to comply with Federal, State and local requirements with regards to waters of the state. Special care will have to be taken to preserve the existing vegetation. Storm water runoff would be increased by the developer.

The Three Rivers Region’s water resources include rivers, water supply watersheds, significant groundwater recharge areas, wetlands, and stream corridors. These specific resources have been identified by the Georgia Department of Natural Resources (DNR) as State Vital Areas and are portrayed on the RIR Map. These same resources are addressed in DNR’s Environmental Planning Criteria.

The Environmental Planning Criteria is the portion of the state’s Minimum Planning Standards that deals specifically with the protection of these water resources. Water sources in the region are important for the necessary day-to-day living activities of the inhabitants of the region.

Water sources are important for drinking, cooking, bathing, sewage treatment, industry, electrical plants, recreation, and irrigation of crops. These sources are vulnerable to human intrusion and drought. Therefore, it is important to have guidelines in place to protect these significant resources.

Likewise, wetlands are a fundamental part of the natural water system. Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas.

The area’s wetlands are valuable and important for a number of reasons including protecting shoreline from erosion, serving as water storage areas during storms and floods, acting as groundwater recharge areas, and helping to filter contaminants and sediments. Additionally, wetlands support a diversity of plant and animal species and offer exceptional recreational opportunities. Several local governments have

established the state's planning criteria, for each of the environmentally sensitive areas that exist within their jurisdictions.

A water supply watershed is the area where rainfall runoff drains into a river, stream or reservoir used downstream as a source of public drinking water supply. By limiting the amount of pollution that gets into the water supply, local governments can reduce the costs of purification and help safeguard public health. The protection criteria for water supply watersheds vary depending on size. Water supply watersheds are one of the most vital natural resources necessary to maintain an acceptable quality of life for the residents of the Three Rivers Region.

The water supply watersheds provide drinking water, sewage treatment, electrical generation, industry and mining, recreation, and irrigation of crops. The Three Rivers Region includes three major watersheds: Chattahoochee, Flint and Ocmulgee. Some of the watersheds in the Three Rivers Region require additional protection or management activities. These include watersheds that serve as public drinking water sources, and those that do not meet their designated use due to water quality issues. Communities with water supply source watersheds within their jurisdictions will need to implement additional measures to help protect public drinking water supplies. Therefore, it is imperative that Butts County protect such natural resources and incorporate into this development Best Management Practices by way of placing conditions to protect them in the zoning amendment on the property or development.

**Transportation:**

**Regional Context:** Unlike DRI #: 2549 Project Buffalo BTS in the general area, neither the Georgia Department of Transportation (GDOT) Atlanta and/or District 3 Offices provided any commentaries or raised any concerns with regards to staff's recent regional review of DRI #: 2674 Jones Petroleum Travel Center.

In addition, the Atlanta Regional Commission (ARC) administers, under contract, the Georgia Regional Transportation Authority's (GRTA's) functions pursuant to state law (OCGA 550-32-14). However, Butts County and all its local governments are outside of GRTA's jurisdiction, so GRTA review does not apply in this case. However, that did not preclude the Georgia Department of Transportation (GDOT) from reviewing and providing comments to the regional commission. Butts County is also located outside the Atlanta Regional Commission (ARC) MPO, but is part of neighboring Spalding County and all of neighboring Henry County is within the ARC MPO. Therefore, staff solicited the ARC, neighboring jurisdictions input, and comments as part of this review.

From a regional viewpoint, SR #:16 in Spalding, Coweta and Carroll counties is part of ARC's Atlanta Strategic Truck Route Master Plan (ASTRoMaP). Roadways that are a part of the ASTRoMaP are intended to provide continuous truck routes within in the region in addition to interstate highways, and should be designed in a truck-friendly manner. SR #: 16 in Butts County essentially continue this route from Spalding County line to I-75. Therefore, at minimal, staff must consider the impact as it reviews this DRI.

The GDOT I-75 South Corridor Study, completed in 2005, identified the need for additional capacity on I-75 in Butts County. In 2016, truck-only lanes were proposed for this segment of I-75. The developer is proposing two buildings totaling 1.1 million square feet and the traffic have to come from some original destination(s) to the proposed development which according to the applicant application will consist of two light industrial/warehouse buildings totaling 1.1 million square feet. Therefore, staff cannot dismiss

the worst-case scenario, as it reviews this DRI, for possible impacts on transportation and freight operations.

Based on the application, the development and future developments will be serviced by the upgraded 3-lane entrance roadway. The applicant stated that the former Steele Drive (currently a private drive) is to be upgraded to a 38-foot-wide, 3-lane roadway that will extend to the back of the property and taper back down to the existing 2-lane section where it will tie into Glade Road before exiting the subject property. Georgia DOT has approved and construction has been completed on a left-turn-only median break at the proposed entrance to this development, at the former Steele Drive. A deceleration lane has also been constructed at this entrance location. Another upgrade to Hwy. 16 included the construction of a median break and pavement widening for eastbound traffic to U-Turn prior to crossing over I-75.

In staff's professional opinion and analysis, given other DRI's in the area and future developments on the property of a planned hotel and automobile dealership, it is paramount that the host local government consider seriously all the other DRI's and possible DRI in the general area to maximize and minimize potential developmental and traffic conflicts in the future. A comprehensive Master Traffic Plan or Study is also recommended countywide for Butts County.

#### **STAFF CONCLUSION AND RECOMMENDATION**

The materials presented in this report are purely advisory and under no circumstance should this be considered as binding or infringing upon Butts County's right to determine for itself the appropriateness of the "Jones Petroleum Travel Center" within its boundaries. If approved, Staff recommends the following:

1. That the developer provides adequate on-site parking for vehicular traffic for the proposed development and the future development of the hotel and automobile dealership.
2. That vehicular traffic does not in any way impede transportation and freight operations in that area.
3. That all environmental sensitive areas are protected and comply with State and local ordinances.
4. That Butts County considers in the future a county-wide Master Transportation Plan as the county prepare for growth and traffic management.
5. That Butts County takes into consideration its own recently adopted 2017-2037 Comprehensive Plan and Land Use and Character Areas when making developmental decisions in its citizenry and the region best interest.
6. As the county prepare for growth and development, that Butts County considers the possibility of conducting and adopting a Comprehensive Master Traffic Plan or Study countywide.

Staff notes, that with the conclusion of this review, Butts County may proceed with whatever final official action(s) it deems appropriate regarding this proposed development within its boundaries. However, Butts County is encouraged to take the materials and recommendations presented in this staff report into consideration when rendering its decision.

The following Local Governments and Agencies received Notice of this DRI for their review and comments:

City of Jenkinsburg  
City of Jackson  
City of Flovilla

Georgia Department of Natural Resources (DNR)  
Georgia Department of Transportation (GDOT)  
Georgia Department of Community Affairs (DCA)

Monroe County  
Atlanta Regional Commission  
Middle Georgia Regional Commission  
Northeast Georgia Regional Commission  
City of Barnesville  
Henry County  
Butts County  
Butts County Development Authority  
Butts County Chamber of Commerce

Jasper County  
Spalding County  
City of Griffin  
Lamar County  
Griffin – Spalding Chamber of Commerce  
Newton County  
Butts County Water and Sewerage Authority  
City of Locust Grove  
Barnesville – Lamar Chamber of Commerce

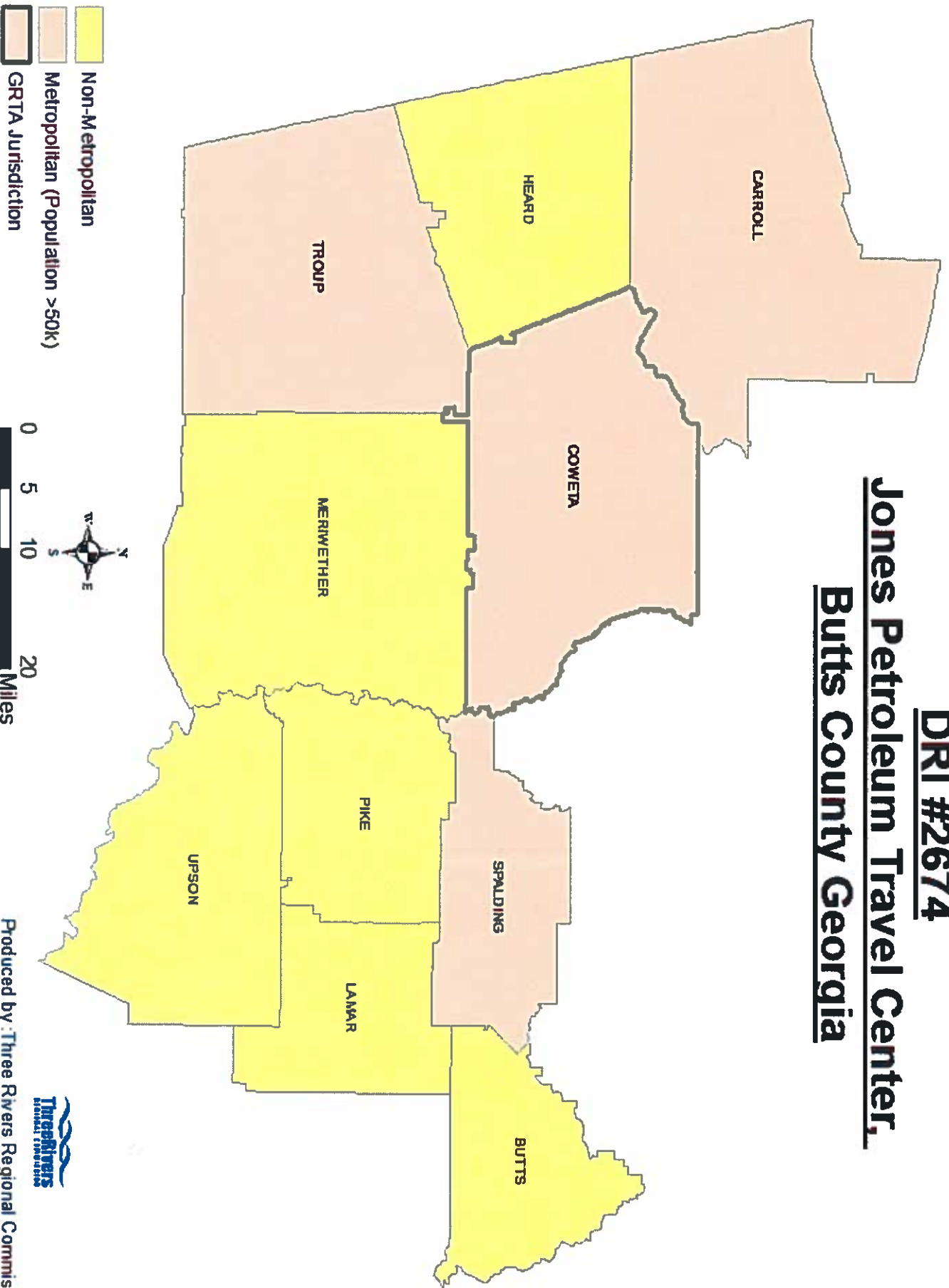
If you have any question regarding this review and report, please contact Mr. James A. Abraham, Sr., at 678-692-0510 or email [jabraham@threeriversrc.com](mailto:jabraham@threeriversrc.com). This report is also published on the TRRC website <http://www.threeriversrc.com/planning-dri.php>

**cc:** Dr. Keith Moffett, Butts County Administrator  
Mrs. Christina Lawson, Butts County Zoning Administrator  
Mr. Jon West, Georgia Department of Community Affairs (DCA)  
Mr. Steven Rowland, P.E., Rowland Engineering  
Mr. Dan Woods, Georgia Department of Transportation (GDOT), District 3

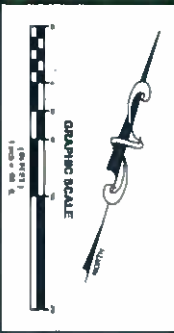
JAA

Attachments:

# DRI #2674 Jones Petroleum Travel Center, Butts County Georgia







CONSULTING ENGINEER  
 ROWLAND ENGINEERING  
 1100 W. 10th St.  
 Decatur, GA 30030  
 404.281.1100  
 www.rowland-engineering.com

DATE	DESCRIPTION
01-28-2011	FINAL PLAN

**ROWLAND ENGINEERING**  
 1100 W. 10th St.  
 Decatur, GA 30030  
 404.281.1100  
 www.rowland-engineering.com

I-75 AND HWY 16 TRAVEL CENTER  
 BUTTS COUNTY, GEORGIA  
 © 2011  
 JPC DESIGN AND CONSTRUCTION, LLC

	Units	Flowrate per unit (GPD)
Travel Center Convenience Store with Fast Food		
- Bathrooms (assume 5 fixtures per bathroom)	10	100
- Fast Food Restaurant (assume 40 seats)	40	100
Freestanding Fast Food Restaurant (60 seats)	60	100
Truck Maintenance Facility (2 bathrooms)	2	100
Hotel (assume 200 rooms)	200	100
Auto Dealership (assume 40 employees)	40	25

	Units	Waste Generation per Unit (Pounds per day)
Travel Center Convenience Store with Fast Food		
- Assume 3,000 SF C-Store	3	5
- Fast Food Restaurant (assume 40 seats)	40	1
Freestanding Fast Food Restaurant (60 seats)	60	1
Truck Maintenance Facility (10 employees)	10	1
Hotel (assume 200 rooms)	200	2
Auto Dealership (assume 40 employees)	40	1.2

Flowrate (GPD)	Irrigation (GPD)	
1000	200	
4000		
6000	200	
200	200	
20000	200	
1000	200	
32200	1000	GPD
0.0322	0.001	MGD

Waste Generation (PPD)	
15	
40	
60	
10	
400	
48	
573	PPD
0.2865	TPD
104.5725	TONS/YR

PROPOSED USE	ITE CHART USED	UNIT	SIZE/ NUMBER OF UNITS	DAILY TRIPS	
				TRIPS PER UNIT	TRIPS PER DAY
FAST FOOD (ATTACHED TO C-STORE)	934	1000 SF	0.8	496.12	397
GAS/SERVICE STATION WITH CONVENIENCE MARKET	945	FUELING POSITION	16	162.78	2604
FAST FOOD (FREESTANDING)	934	1000 SF	2.4	496.12	1191
TRUCK FUELING CENTER	944	FUELING POSITION	8	35	280
HOTEL	310	ROOM	200	8.92	1784
AUTO DEALERSHIP	841	EMPLOYEE	40	21.14	846
<b>TOTAL</b>					<b>4472</b>



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**DRI #2674**

#### 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: **BuIts**  
 Individual completing form: **CHRISTINA LAWSON**  
 Telephone: **770-775-8200**  
 E-mail: **clawson@buttscounty.org**

\*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: **Jones Petroleum Travel Center**  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): **2781 GA Hwy 16, Jackson, GA 30233**  
 Brief Description of Project: **Expansion of existing convenience store and fast food facility into larger travel center.**

#### Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): **8 fueling stations, 75 truck parking spaces**

Developer: **JPC Design & construction LLC**

Mailing Address: **PO box 710**

Address 2

City: **Jackson State GA Zip: 30233**

Telephone: **770-775-2386**

Email: **jcrosby@jonespetroleum.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 To get approval of proposed development project

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? \_\_\_\_\_ They are proposing a new convenience store, fast food restaurants, hotel, auto dealership and fuelin

Estimated Project Completion Dates: This project/phase: April 2018 Overall project: April 2020

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### DRI #2674

#### 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: **Butts**  
 Individual completing form: **CHRISTINA LAWSON**  
 Telephone: **770-775-8200**  
 Email: **clawson@buttscounty.org**

#### Project Information

Name of Proposed Project: **Jones Petroleum Travel Center**  
 DRI ID Number: **2674**  
 Developer/Applicant: **JPC Design & construction LLC**  
 Telephone: **770-775-2386**  
 Email(s): **jcrosby@jonespetroleum.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: **\$17.7 Million**

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: **\$3 Million**

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):

#### Water Supply

Name of water supply provider for this site: **Butts County**

What is the estimated water: **0.033MGD**

supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project?  (not selected)  Yes  No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site: Butts County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.033MGD

Is sufficient wastewater treatment capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 4,472 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:

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 105 tons

Is sufficient landfill capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?  (not selected)  Yes  No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 72% Impervious



Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management. Buffers are proposed as landscaped areas between the proposed uses. A stormwater pond will be provided, per Butts County requirements.

### 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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## James Abraham

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**From:** Andrew Smith <ASmith@atlantaregional.com>  
**Sent:** Wednesday, May 3, 2017 9:28 AM  
**To:** James Abraham  
**Subject:** ARC Comments re: TRRC DRI 2674

James,

Thank you for the opportunity to comment on DRI 2674 (Jones Petroleum Travel Center).

With specific regard to water resources, the proposed project is located downstream of the Atlanta Region and the Metropolitan North Georgia Water Planning District jurisdictions. It does not drain into and is not within any water supply or other watershed in the Region or the Water District. Therefore, ARC's Natural Resources staff have no comments on this DRI.

In general, other ARC staff have no comments on this proposed development in terms of potential impacts on the Atlanta region's cultural and historic resources, transportation and freight operations, and other regional plans and policies.

Best,  
Andrew Smith  
Senior Planner, Community Development Division

**Atlanta Regional Commission**  
**regional impact + local relevance**

40 Courtland Street, NE  
Atlanta, Georgia 30303-2538

P | 404.463.5581  
F | 404.463.3254

[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)  
[atlantaregional.com](http://atlantaregional.com)

**NOTE: ARC is on the move to Peachtree Center!**  
**On Wednesday, June 14, we are relocating our**  
**offices to:**  
**229 Peachtree ST NE, STE 100**  
**Atlanta GA 30303**

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**From:** James Abraham [mailto:jabraham@threeriversrc.com]

**Sent:** Tuesday, April 18, 2017 12:33 PM

**To:** mpayne@dollargeneral.com; wwilson@spaldingcounty.com; cjacobs@spaldingcounty.com; ahood@dot.ga.gov; DRI@grta.org; jud.turner@gaepd.org; jon.west@dca.ga.gov; cam.yearty@dca.ga.gov; jcrosby@jonespetroleum.com; mathew.john@dca.ga.gov; Bogletree@flovilla.org; amitchell@flovilla.org; Christy Lawson <CLawson@buttscounty.org>; kmoffett@buttscounty.org; jmbrewer@buttscounty.org; buttscountyida@buttscountyida.com; dwoods@dot.ga.gov; dowilkerson@dot.ga.gov; tpeek@dot.ga.gov; laura.hale@buttscountyida.com; rhenderson@buttscounty.org; mseleb@buttswsa.com; Kay.pippin@cityofjacksonga.com; Jeanette.riley@cityofjacksonga.com; cjones@cityofjenkinsburg.com; cglass@lamarcountyga.com; bzellner@lamarcountyga.com; peterbanks@bellsouth.net; Kenneth.roberts@cityofbarnesville.com; bmiller@spaldingcounty.com; emosley@spaldingcounty.com; rmccord@cityofgriffin.com; KSmith@cityofgriffin.com; Doug Hooker <DHooker@atlantaregional.com>; Laura Mathis <LMathis@mg-rc.org>; jdove@negrc.org; matha2@bellsouth.net; cjderaney@barnesville.org; bpfrogner@cityofgriffin.com; cjones@cityofgriffin.com; mpresley@dot.ga.gov; gtapley@monroecountygeorgia.com;

[http://www.jacksonprogress-argus.com/news/local/development-proposed-at-i--and-ga/article\\_a0621c07-894a-5b43-8fdd-f8ea637c3c1d.html](http://www.jacksonprogress-argus.com/news/local/development-proposed-at-i--and-ga/article_a0621c07-894a-5b43-8fdd-f8ea637c3c1d.html)

## Development proposed at I-75 and Ga. 16

By Michael Davis

mdavis@myjpa.com Mar 21, 2017



The conceptual plan for a development proposed on the southwest corner of Interstate 75 and Ga. Highway 16 shows a fuel center, hotel and auto dealership. (Special)

A year after alluding to plans for a multi-million dollar development project at Ga. Highway 16 and Interstate 75, Jackson businessman Bill Jones presented a preliminary proposal last week to the Butts County Board of Commissioners.

During a workshop meeting March 13, Jones told commissioners he planned to develop the roughly 20 acres on the southwest corner of the interchange in four phases. The development would include a hotel, auto dealership, fast food restaurant and fuel center for trucks and passenger vehicles. It would also include a center for truck service and maintenance.

Jones is the chief of Jones Petroleum Co., a family of companies that operate fuel distribution, restaurant franchise, supermarket, convenience store and real estate enterprises. He first publicly told commissioners about a possible development project at the interchange in February 2016, during debate on adoption of a development ordinance. Jones at the time lobbied against restrictions in the ordinance limiting development aimed at serving the trucking industry.

He told commissioners March 13 that the development he is proposing at I-75 and Ga. 16 would amount to an \$8 million investment and would employ a minimum of 150 workers when it's finished.

Jones noted that the county has committed to investing \$1 million in road improvements to serve the Dollar General distribution center under construction north of Ga. 16 on the west side of I-75. According to a Development of Regional Impact form filed in January 2016 with state planners, the project is expected to generate 500 car trips per day and 300 truck trips per day when it's complete.

The county also agreed to tax incentives to help lure the distribution center, which promises to employ 500 workers. Under the agreement, the county will forgo tax collections on the property for five years, and thereafter collect gradually higher portions of what would be owed in a given year.

Jones said his proposed development on the south side of Ga. 16 would help boost tax collections through fuel sales generated on the increased truck traffic from the distribution center.

"Really, something like this in my judgment represents the way that the county cashes in on its investment across the road," he said. "I know there's been a lot said about over-the-road trucks, but you've got them anyhow. You're right here on this interstate. That's where the main corridor is. ... This gives you an opportunity for the county to gain the tax revenues a development like this would yield."

Jones told commissioners that a portion of the road work to serve his proposed development is in its final stages.

The first phase of the development, he said, would be a travel plaza patterned after the newest Love's Travel Stops. He said the travel plaza would include a Subway restaurant and a Dunkin' Donuts. A drawing distributed to commissioners also shows an outparcel for another fast food restaurant.

The second phase of the project would be a truck service center, Jones said. The third phase would be construction of a four-story hotel in the center of the property. On the southern portion of the tract, in a fourth construction phase, would be a new automobile dealership, Jones said.

Jones said his current portfolio of business operations in the county contribute \$2.8 million in annual tax revenues to local governments. The proposed development at I-75 would add millions more per year, he said, with \$802,000 a year in motor fuel taxes, \$106,000 a year in property taxes, \$216,000 a year in sales taxes based on \$7.2 million a year in sales and, assuming 100 cars per month are sold, \$1.17 million a year in vehicle taxes.

District 3 Commissioner Joe Brown asked Jones when he planned to start on the project. Jones responded that architectural work had yet to be done, and must meet county codes. "We wanted to get a pretty good idea that this could be approved once an architectural rendering met the county codes," Jones said. "Because it's a pretty good investment to do all the architectural work that has to be done. That's our reason for being here."

#### Michael Davis

Michael Davis has been the editor of the Jackson Progress-Argus since 2010. He previously worked as an editor and reporter for the Henry Daily Herald and Clayton News-Daily.

## James Abraham

---

**From:** James Abraham  
**Sent:** Tuesday, March 28, 2017 8:41 AM  
**To:** 'Christy Lawson'; Brandon Bowen (bbowen@ga-lawyers.pro); wsmith@dwsdgi.com  
**Cc:** Jeannie Brantley  
**Subject:** RE: Rezoning, Text Amendment Application Forms, Fee Schedule - DRI process

Hi Christy, et al:

The Three Rivers Regional Commission (TRRC) would like to acknowledge receipt of your email and the subsequent initial information form generated by the Georgia Department of Community Affairs (DCA) DRI web base system regarding the above captioned. Staff is currently reviewing the information contained in the form and the Regional Commission have 5-days to make a determination pursuant to the Rules of Georgia Department of Community Affairs Chapter 110-12-3-.02 (3).

Typically, a pre-application conference is requested to be held with the TRRC Review Coordinator prior to the initiation of a DRI application with DCA. If a potential project is located in the GRTA's Jurisdiction, the applicant and host local government must consult with both TRRC and GRTA collaboratively. GRTA requires a mandatory methodology meeting in collaboration with TRRC and all stakeholders prior to the initiation of a DRI application with DCA. This project is not subjected to GRTA's review since the host local municipality Butts County is not in the GRTA jurisdiction.

Christy, under the brief description of the project, you/applicant indicated that the project is an "expansion of existing convenience store and fast food facility into a larger travel center". Staff have a question; is this project part of any previous DRI (i.e.: DRI #: 2179, Project: Exit 205 Properties LLC, Developer: Exit 205 Properties LLC – Kevin Fielding)? If that is correct, the applicant is still required through the DRI process to reference the old DRI as associated with the property, tracts of land or parcels.

Staff will be making a determination within the time line prescribed by the DRI rules. All interested parties identified on the application will received an automatic email update from the DRI system. At that time, you will need to complete the "additional DRI Information Form" which is often referred to as Form 2. In addition, Staff would recommend that the applicant and or his/her representative, Engineers, submit the relevant information to us via the mail or email to include a concept plan, plat or site plan, traffic and other information. Staff will also need a brief summary or synopsis of the project so we can disseminate to affected and interested parties during the 15-day public comments and review period.

Staff will manage the distribution of the information about the project to neighboring jurisdictions, potentially affected parties, and State entities and will coordinate a process guaranteeing those jurisdictions, parties, and entities an opportunity to provide official comment upon projects that may impact them. In addition, upon the request of the host jurisdiction, the Regional Commission may evaluate the development project for its local impacts, economic benefits, potential effects on neighboring jurisdictions, consistency with quality growth principles and/or considerations identified in the Regional Commission's Regional Plan.

For more information please visit our website at <http://www.threeriversrc.com/planning-dri.php>

Sincerely,

James A. Abraham, Sr.  
Planner

Three Rivers Regional Commission  
120 North Hill Street  
P.O. Box 818  
Griffin, GA 30224  
Telephone: 678-692-0510  
Fax: 678-692-0513  
Email: [Jabraham@threeriversrc.com](mailto:Jabraham@threeriversrc.com)



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**From:** Christy Lawson [mailto:[CLawson@buttscounty.org](mailto:CLawson@buttscounty.org)]  
**Sent:** Friday, March 24, 2017 2:17 PM  
**To:** James Abraham <[jabraham@threeriversrc.com](mailto:jabraham@threeriversrc.com)>; Brandon Bowen ([bbowen@ga-lawyers.pro](mailto:bbowen@ga-lawyers.pro)) <[bbowen@ga-lawyers.pro](mailto:bbowen@ga-lawyers.pro)>; [wsmith@dwsdgi.com](mailto:wsmith@dwsdgi.com)  
**Subject:** FW: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Good Afternoon James,

Just wanted to let you know that I am about to submit Form 1 for a DRI for a proposed project at Hwy 16 & I-75.

Thanks and I hope you have a great weekend!

Christy Lawson  
Zoning Administrator  
Butts County Community Development Department  
625 West Third Street  
Jackson, GA 30233  
P- 770-775-8210  
F- 770-775-8225

---

**From:** Steven Rowland [mailto:[steven@rowland-engineering.com](mailto:steven@rowland-engineering.com)]  
**Sent:** Thursday, March 23, 2017 1:33 PM  
**To:** Christy Lawson; Jeremy Crosby <[JCrosby@jonespetroleum.com](mailto:JCrosby@jonespetroleum.com)> ([JCrosby@jonespetroleum.com](mailto:JCrosby@jonespetroleum.com))

**Cc:** Roger Jewell; Chiquita Barkley; Keith Moffett

**Subject:** RE: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Christy,

Attached is Form 1 for the DRI. It is my understanding that this form is to be submitted first for the RDC to make a determination that the project exceeds the threshold for a DRI. A DRI number is assigned, which is needed for Form 2. Is this correct, or do you need both forms now? From what I read online, the Form 1 determination is only a 5-day process. I have filled out the development/developer information and the rest is to be filled out by a Butts County representative.

The property owner is William B. Jones. I noticed that I failed to fill in that blank.

Thank you,

Steven A. Rowland, PE



---

**From:** Christy Lawson [<mailto:CLawson@buttscounty.org>]

**Sent:** Wednesday, March 22, 2017 3:47 PM

**To:** Steven Rowland <[steven@rowland-engineering.com](mailto:steven@rowland-engineering.com)>; Jeremy Crosby <[JCrosby@ionespetroleum.com](mailto:JCrosby@ionespetroleum.com)> ([JCrosby@ionespetroleum.com](mailto:JCrosby@ionespetroleum.com)) <[JCrosby@ionespetroleum.com](mailto:JCrosby@ionespetroleum.com)>

**Cc:** Roger Jewell <[RJewell@buttscounty.org](mailto:RJewell@buttscounty.org)>; Chiquita Barkley <[CBarkley@buttscounty.org](mailto:CBarkley@buttscounty.org)>; Keith Moffett <[KMoffett@buttscounty.org](mailto:KMoffett@buttscounty.org)>

**Subject:** REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Good Afternoon Steven and Jeremy,

Attached is the application form for the rezoning request (to P-M – Planned Mixed Use Development) and text amendment request (for the boards to consider allowing truck stops in P-M zoning district only including properties located in the I-75 Overlay District) and the fee schedule. There will need to be an application form filled out for both requests along with all supporting documents and fees.

As we discussed this morning, due to the diesel fuel pumps this project will have to go through the DRI process before I can process any rezoning requests. The DRI forms can be obtained on DCA website. Please print both DRI form 1 and form 2. I believe the fee to process the DRI request is \$100.00 according to our fee schedule. Once you fill out both forms please submit the forms and all supporting documentation along with the fee to myself and I will process the DRI request to Three Rivers Regional Commission for them to begin their review process.

I am also attaching the meeting schedule for the Butts county Planning Commission that way you will know what the submittal dates are for their meetings. Again I cannot process the rezoning request until the DRI process is completed by TRRC.

Please let me know if you need anything else.

Thanks

Christy Lawson  
Zoning Administrator  
Butts County Community Development Department  
625 West Third Street  
Jackson, GA 30233  
P- 770-775-8210  
F- 770-775-8225



## James Abraham

---

**From:** James Abraham  
**Sent:** Thursday, April 6, 2017 11:54 AM  
**To:** Christy Lawson  
**Cc:** Jeannie Brantley  
**Subject:** RE: Rezoning, Text Amendment Application Forms, Fee Schedule - DRI process

Hi Christy,

Thank you for the additional information from commonly referred to as form 2. For the completeness certification, to begin the review process, Staff would need a brief summary or synopsis of the project so we can disseminate to affected and interested parties during the 15-day public comments and review period as explained in my March 28, 2017 email to you.

Thank you.

James A. Abraham, Sr.  
Planner  
Three Rivers Regional Commission  
120 North Hill Street  
P.O. Box 818  
Griffin, GA 30224  
Telephone: 678-692-0510  
Fax: 678-692-0513  
Email: [Jabraham@threeriversrc.com](mailto:Jabraham@threeriversrc.com)



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**From:** Christy Lawson [mailto:CLawson@buttscounty.org]  
**Sent:** Thursday, April 6, 2017 11:17 AM  
**To:** James Abraham <jabraham@threeriversrc.com>  
**Subject:** FW: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Good Morning James,

Please see attached information. I am submitting the info for DRI Form 2 today.

Thanks

Christy Lawson  
Zoning Administrator  
Butts County Community Development Department  
625 West Third Street  
Jackson, GA 30233  
P- 770-775-8210  
F- 770-775-8225

---

**From:** Steven Rowland [mailto:[steven@rowland-engineering.com](mailto:steven@rowland-engineering.com)]  
**Sent:** Tuesday, April 04, 2017 12:45 PM  
**To:** Christy Lawson; Jeremy Crosby <[JCrosby@jonespetroleum.com](mailto:JCrosby@jonespetroleum.com)> (<[JCrosby@jonespetroleum.com](mailto:JCrosby@jonespetroleum.com)>)  
**Cc:** Roger Jewell; Chiquita Barkley; Keith Moffett  
**Subject:** RE: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

*Christy,*  
*The information for Form 2 is attached.*

*Thank you,*

Steven A. Rowland, PE

  
**ROWLAND**  
ENGINEERING  
3312 Northside Dr., Ste. A100  
Macon, GA 31210  
(478) 621-7500 office  
(478) 262-3750 mobile  
[www.rowland-engineering.com](http://www.rowland-engineering.com)

---

**From:** Christy Lawson [mailto:CLawson@buttscounty.org]  
**Sent:** Friday, March 24, 2017 2:28 PM  
**To:** Steven Rowland <[steven@rowland-engineering.com](mailto:steven@rowland-engineering.com)>; Jeremy Crosby <[JCrosby@jonespetroleum.com](mailto:JCrosby@jonespetroleum.com)> (<[JCrosby@jonespetroleum.com](mailto:JCrosby@jonespetroleum.com)>) <[JCrosby@jonespetroleum.com](mailto:JCrosby@jonespetroleum.com)>  
**Cc:** Roger Jewell <[RJewell@buttscounty.org](mailto:RJewell@buttscounty.org)>; Chiquita Barkley <[CBarkley@buttscounty.org](mailto:CBarkley@buttscounty.org)>; Keith Moffett <[KMoffett@buttscounty.org](mailto:KMoffett@buttscounty.org)>  
**Subject:** RE: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Steven,

DRI Form 1 has been submitted. DRI # 2674. Please complete Form 2 and submit to me please.

Thanks

Christy Lawson  
Zoning Administrator  
Butts County Community Development Department  
625 West Third Street  
Jackson, GA 30233  
P- 770-775-8210  
F- 770-775-8225

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*The property owner is William B. Jones. I noticed that I failed to fill in that blank.*

*Thank you,*

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(478) 621-7500 office  
(478) 262-3750 mobile  
[www.rowland-engineering.com](http://www.rowland-engineering.com)

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**Cc:** Roger Jewell <[RJewell@buttscounty.org](mailto:RJewell@buttscounty.org)>; Chiquita Barkley <[CBarkley@buttscounty.org](mailto:CBarkley@buttscounty.org)>; Keith Moffett <[KMoffett@buttscounty.org](mailto:KMoffett@buttscounty.org)>  
**Subject:** REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

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