



DEVELOPMENT OF REGIONAL IMPACT (DRI) REGIONAL REVIEW & REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

GENERAL INFORMATION

Name of Proposal: Liberty - Butts County
Submitting Local Government: Butts County
RC Contact: James A. Abraham, Sr.
Telephone: 678-692-0510
Email: jabraham@threeriversrc.com

DRI Online ID #: 2678
Deadline for Comments: May 24, 2017
RC Info: Lanier E. Boatwright
Executive Director
Three Rivers RC
P. O. Box 818
Griffin, Georgia 30224

INSTRUCTIONS

The project described below has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) would like to consider your review and comments on this proposed development in our DRI review process from all potentially Affected Government Parties. For the purposes of this review, "Affected Government Parties" are defined as: 1) any local government within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority (GRTA), if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

Therefore, please review the information about the project included with this form and give us your comments on the attached sheet as provided. Please contact the staff member identified in this package above for any questions or comments. The completed form must be returned to the TRRC on or before the specified return deadline.

PROJECT DESCRIPTION

The development of a ± 79.04 acre parcel of land located at the southeast corner of the intersection of Windy Lane and Midway Road. Currently, the site is undeveloped and was part of an initial DRI # 836 Midway Distribution Center and that DRI was completed in 2005 for two buildings totaling 1.18 Million square feet. (see applicant letter dated April 28, 2017 and staff preliminary report attached)

PRELIMINARY FINDINGS AND COMMENTS OF THE TRRC AND GRTA (If applicable)

The Atlanta Regional Commission (ARC) administers, under contract, the Georgia Regional Transportation Authority's (GRTA's) functions pursuant to state law (OCGA §50-32-14). However, Butts County and all its local governments are outside of GRTA's jurisdiction, so GRTA review does not apply in this case. But that does not preclude the Georgia Department of Transportation (GDOT) review and comments. See attached report.



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

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Therefore, please review the information about the project included with this form and give us your comments on the attached sheet as provided. Please contact the staff member identified in this package for any questions or comments. The completed form must be returned to the TRRC on or before the specified return deadline.

Name of Project: Liberty - Butts County

DRI Online ID #: 2678

The following Local Governments and Agencies are receiving Notice of this Request for Comments on this TRRC DRI review:

City of Jenkinsburg
City of Jackson
City of Flovilla
Monroe County
Atlanta Regional Commission
Middle Georgia Regional Commission
Northeast Georgia Regional Commission
Henry County
Butts County
Griffin - Spalding Chamber of Commerce
Georgia Department of Economic Development
Butts County Water & Sewer Authority
Griffin - Spalding Development Authority

Georgia Department of Natural Resources (DNR)
Georgia Department of Transportation (GDOT)
Georgia Department of Community Affairs (DCA)
Jasper County
Spalding County
City of Griffin
Lamar County
Newton County
Butts County Chamber of Commerce
Barnesville - Lamar Chamber of Commerce
City of Locust Grove



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The Three Rivers Regional Commission (TRRC) would like to consider your review and comments on this proposed development in our DRI review process from all potentially Affected Government Parties. For the purposes of this review, "Affected Government Parties" are defined as: 1) any local government within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority (GRTA), if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

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Name of Project: Liberty - Butts County

DRI Online ID #: 2678

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

AFFECTED PARTY AND LOCAL GOVERNMENTS INFORMATION

Individual Completing Form: _____

Name of Local Government or Affected Party: _____

Department Location: _____

Telephone: _____ () _____

Signature: _____

Date: _____

Please Return This Form To:

James A. Abraham, Sr., Planner
Three Rivers Regional Commission
P. O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
jabraham@threeriversrc.com

Return Date: May 24, 2017

STAFF PRELIMINARY REPORT

DRI #: 2678 (formerly DRI #: 836)

May 9, 2017

Reviewed by: James A. Abraham, Sr.

Name of Proposal:	Liberty
Submitting Local Government:	Butts County, Georgia
Initial Action Triggering the DRI:	Permitting - Butts County
Applicant Name:	Liberty Property Trust
Applicant Engineers:	Eberly & Associates, Inc.
Review Type:	Development of Regional Impact
Date Opened:	May 5, 2017
Date Comments Due:	May 24, 2017
Project Built out Year:	December 2018

DESCRIPTION: The proposed project is located in Butts County, Georgia. It includes the development of a ±79.04 acre parcel of land located at the southeast corner of the intersection of Windy Lane and Midway Road. Currently, the site is undeveloped and was part of a prior DRI # 836 Midway Distribution Center which was completed in 2005 for two buildings totaling 1.18 Million square feet.

The applicant under this revised DRI #: 2678 is proposing a development that consists of two light industrial/warehouse buildings totaling 1.1 million square feet. The total building square footage according to the applicant will remain the same as the 2005 DRI. According to the applicant, the development will include associated driveways, car parking lots, truck courts, trailer storage, landscaping, utilities, and a storm water conveyance system.

STAFF PRELIMINARY COMMENTS:

Regional Context: The jurisdictions and affected parties receiving notice for this review are:

City of Jenkinsburg	Georgia Department of Natural Resources (DNR)
City of Jackson	Georgia Department of Transportation (GDOT)
City of Flovilla	Georgia Department of Community Affairs (DCA)
Monroe County	Jasper County
Atlanta Regional Commission	Spalding County
Middle Georgia Regional Commission	City of Griffin
Northeast Georgia Regional Commission	Lamar County
Town of Orchard Hills	City of Barnesville
Henry County	Newton County
Butts County	Butts County Water and Sewerage Authority
Butts County Development Authority	City of Locust Grove

Staff research revealed the following information regarding the prior DRI (Development of Regional Impact):

- DRI #: 836
- Project Name: Midway Distribution Center
- Submitting Local Government: Butts County
- Developer: Grove Street Partners, LLC
- RDC: McIntosh Trail
- Initial Form Submitted: 6/13/2005
- Additional Information Form Submitted: 6/17/2005
- RDC Finding: ±6/30/2005

STAFF PRELIMINARY ANALYSIS:

Regional Context: This DRI was triggered by a permitting application filed with Butts County. Three Rivers Regional Commission staff has reviewed the attached information for the proposed development (DRI# 2678 – Liberty – Butts County) and has 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.

In staff professional opinion, the area has changed since DRI #: 836 and 2005. 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. More importantly, McIntosh Trail RDC and Chattahoochee-Flint RDC have since merged to become Three Rivers Regional Commission (TRRC). Additionally, there is DRI #2674, a proposed Jones Petroleum Travel Center located on ±21.44 acres in the southwestern quadrant of the intersection of Interstate 75 and GA Hwy 16 (Exit 205 – Griffin-Jackson).

Given those changes, and these large developments and DRI’s, the regional commission determined that DRI #: 836 should undergo another regional review pursuant to Chapter 110-12-3-.05-3(c). Project changes. The Regional Commission may determine that a previously submitted DRI is nevertheless subject to another round of comment by affected parties if the project changes are substantial enough to warrant this. Such determination should be made after consultation with the host government and affected parties. An example of a project or a change that may lead a Regional Commission to determine that an additional comment opportunity is warranted includes but is not limited to a substantial increase of project size or substantial change in the mix of uses based on the applicable measures used for the DRI thresholds. In making this determination, the Regional Commission must consider such factors as:

1. Whether the potential for project impacts will change substantially for the altered project.
2. Whether significant time has passed since the previous DRI process (thus increasing likelihood that the views of affected parties on the project have changed).

Therefore, in staff's opinion, the applicant/owner/developer would have to submit a new DRI referencing DRI # 836 so that all affected and interested parties including GDOT and surrounding municipalities could have an opportunity to comment and review the proposed changes to the project.

Given that DRI #: 836 is dated back to ±12 years ago, in staff's due diligence and in the interest of the region and the impact this project and any alteration may have on the region, staff determined that this project would have to go through another DRI review.

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 the general area has been very active with DRI. 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 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 DRI #: 2674 Jones Petroleum Travel Center 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 houses 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 will 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 include a hotel and automobile dealership.

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 which residents desire for a good quality of life. 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 has the potential to be an added asset to the District when completed.

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 contribute to the economic viability in 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 teams, water and sewer, roads, courts and general administration also will experience an increased demand because of the industrial nature of the development.

School System:

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

Environmental (Water, Sewer, Waste, etc):

Regional Context: The development 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 should 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 citizens 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 are important for a number of reasons, including protecting the 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 these environmentally sensitive areas that exist within their jurisdictions.

A water supply watershed is an area where rainfall runoff drains into a river, stream or reservoir and is 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 protects 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 concerning staff's recently completed regional review of DRI #: 2674 Jones Petroleum Travel Center. Based on that, staff doesn't anticipate any major concerns or commentaries from the Georgia Department of Transportation (GDOT).

In addition, the Atlanta Regional Commission (ARC) administers under contract, the Georgia Regional Transportation Authority's (GRTA's) functions pursuant to state law (OCGA §50-32-14). However, Butts County and all its local governments are outside of GRTA's jurisdiction, therefore, GRTA review does not apply in this case. However, that does 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 the neighboring Henry County is within the ARC MPO. Therefore, staff solicited the ARC, and neighboring jurisdictions input, and comments as it reviewed this DRI.

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 continues 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.

Currently, there are planned upgraded road improvements in the general area. The applicant did not provide staff with any detailed transportation or traffic analysis for review other than a reference to ±135 vehicles per hour, PM Peak cited from the DRI application (additional DRI information). Staff was unable to retrieve a traffic study or analysis from the original 2005 DRI #: 836. However, staff believes that the upgrade to Hwy. 16 which included the construction of a median break and pavement widening for eastbound traffic to U-Turn prior to crossing over I-75 would be very beneficial to this development as well.

In staff's professional opinion and analysis, given other DRI's in the area and future developments perhaps a detail traffic plan based on the most recent edition(s) of the Institute of Transportation Engineers, Trip Generation Manual, and Trip Generation Handbook, may be needed with consultation from GDOT. Staff will yield that decision to GDOT and the local transportation engineers and Public Works Department.

STAFF PRELIMINARY CONCLUSION:

The Georgia Planning Act and Georgia Department of Community Affairs (DCA) DRI process recognize 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 delay for review and approval of large developments.

Examples of local development review activities that may take place during the DRI process include, but are 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 is asking affected parties and local governments to review the attached 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 will be provided to the host local government after the conclusion of the comment period. **The 15-calendar day comment period for this review will begin on May 9, 2017, and end on May 24, 2017.**

JAA



FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
SARAH C. MARTIN
ROBERT E. NOBLE, III
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SAVANNAH OFFICE
211 SEA ISLAND DRIVE
SAVANNAH, GEORGIA 31410

REPLY TO: CARTERSVILLE

April 24, 2017

VIA EMAIL ONLY clawson@buttscounty.org

Ms. Christy Lawson, Zoning Administrator
Butts County Community Development Department
625 West Third Street, Ste. 3
Jackson, Georgia 30233

RE: Butts County, Georgia: Zoning Representation
Our File No.: 3003.2

Dear Christy,

You asked that I provide an opinion as to whether the County must honor the regional commission's request that a renewed project submit to DRI review when the project was initially reviewed and approved approximately 12 years ago. I understand that there are arguments that there has been no substantial change in the project, but of course there has been change in the region, and that appears to be the regional commission's rational. As a matter of regulation, the regional commission is charged with deciding whether or not DRI review is required. See Ga. Comp. R. & Regs. 110-12-3-.02(3). And one of the factors that the regional commission may consider when there has been prior DRI review is "whether significant time has passed since the previous DRI process (thus increasing likelihood that the views of affected parties on the project have changed.)" Ga. Comp. R. & Regs. 110-12-3-.05(1)(c)(2). This same section provides that the regional commission's determination of whether a development project requires DRI review is "final." Ga. Comp. R. & Regs. 110-12-3-.05(1). Simply, whether the regional commission should review the project as a new DRI seems to be their decision to make.

The regulations provide that local governments may not take final action on a development of regional impact until the review process is complete, and may be subject to penalties from the DCA for doing so, including suspension of the Qualified Local Government Status. See Ga. Comp. R. & Regs. 110-12-3-.03.

This does not mean that the County must reject or sit on the application; however, the regulations are designed so that the County may take any and all steps to further the development and process the application, except for taking final action. The regulations provide: "It is

April 24, 2017

Page 2 of 2

intended that the DRI process should take place simultaneously with local government review procedures in order to minimize administrative delay for review and approval of large developments." Ga. Comp. R. & Regs. 110-12-3-.03(4).

Therefore, I recommend the applicant be directed to continue the DRI process as the regional commission, and the County, delay all final decision making until the DRI review is complete. However, in the meantime, the County can proceed normally with its review, so long as it does not take final action.

Please let me know if you would like to discuss this further.

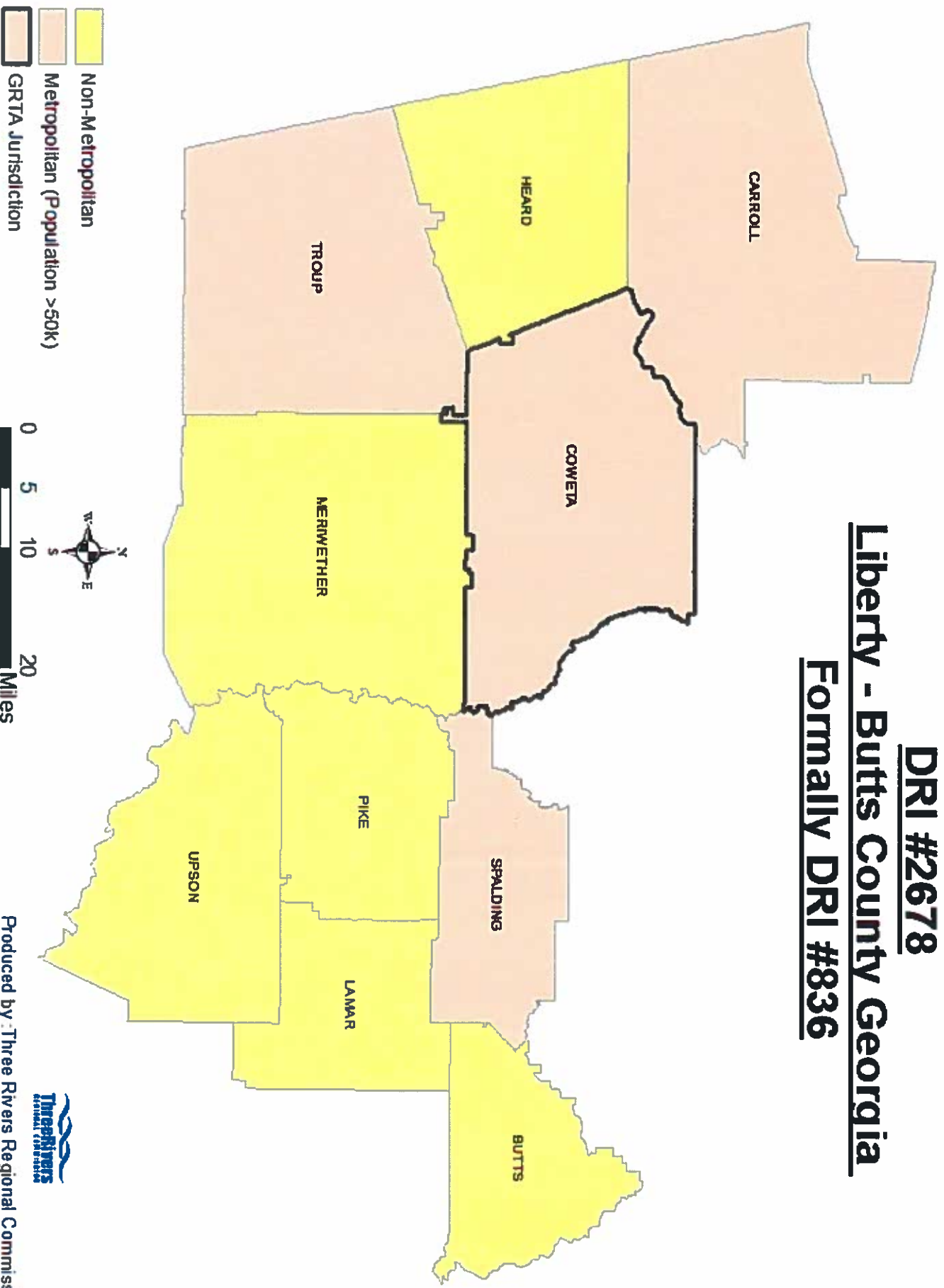
Very truly yours,

JENKINS & BOWEN, P.C.

A handwritten signature in dark ink, appearing to read 'B. Bowen', followed by a long horizontal line extending to the right.

Brandon L. Bowen

DRI #2678 Liberty - Butts County Georgia Formally DRI #836





April 28, 2017

LAND PLANNING
▼
CIVIL ENGINEERING
▼
LANDSCAPE ARCHITECTURE

Three Rivers Regional Commission
Development of Regional Impact
P.O. Box 818
Griffin, GA 30224

RE: Project Description for Liberty Butts County Project
DRI No: 836
E&A Project No.: 16-122.00

Dear TRRC Staff,

The proposed project is located in District 2, land lot 6 in Butts County, Georgia. The proposed site includes the development of a 79.04 acre parcel of land located at the southeast corner of the intersection of Windy Lane and Midway Road. The site is currently undeveloped with an initial Development of Regional Impact Review completed in 2005 under DRI 836 with project title of Midway Distribution Center.

The proposed development consists two light industrial/warehouse buildings totaling 1.1 million square feet. The total building square footage is the same at the 2005 DRI. The development will also include associated driveways, car parking lots, truck courts, trailer storage, landscaping, utilities, and a storm water conveyance system.

Please call me with any questions that you may have at (770) 452-7849.

Sincerely,

EBERLY & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Wesley Reed', is written over a blue horizontal line.

Wesley Reed, P.E.

WWW.EBERLY.NET

TEL: 770.452.7849
FAX: 770.452.0086

1852 CENTURY PLACE, SUITE 202
ATLANTA, GEORGIA 30345



Developments of Regional Impact

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DRI #2678

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: Butts

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: Liberty - Butts County

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Midway Road, Parcel Id - 00030-032-000

Brief Description of Project: Light Industrial Warehousing - Construction of two industrial/distribution buildings totaling 1,082,400 square feet

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.): 1,082,400 s.f., 79.04 AC

Developer: Liberty Property Trust

Mailing Address: One Glenlake Parkway

Address 2: Suite 700

City: Atlanta State: GA Zip: 30328

Telephone: 470-865-8751

Email: srowley@libertyproperty.com

Is property owner different from developer/applicant? (not selected) * Yes No

If yes, property owner: Industrial Park, Inc

Is the proposed project entirely located within your local government's jurisdiction? (not selected) * Yes No

If no, in what additional

jurisdiction 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: Midway Distribution Center Project ID: 586	
The initial action being requested of the local government for this project:	Rezoning
	Variance
	Sewer
	Water
	<input checked="" type="checkbox"/> 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: 06/2018 Overall project: 12/2018	

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DRI #2678

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: Liberty - Butts County
DRI ID Number: 2678
Developer/Applicant: Liberty Property Trust
Telephone: 470-865-6751
Email(s): srowley@libertyproperty.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: \$21,648,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approximately 552,000

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 Water and Sewer Authority

What is the estimated water: 0.044

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?
0.2

Wastewater Disposal

Name of wastewater treatment provider for this site: Butts County Water and Sewer Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.023

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.) 135 vehicles per hour, PM Peak

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)? 784

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? 60%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management. The proposed development will include stormwater management facilities designed in accordance with the Georgia Stormwater Management Manual.

Environmental Quality

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

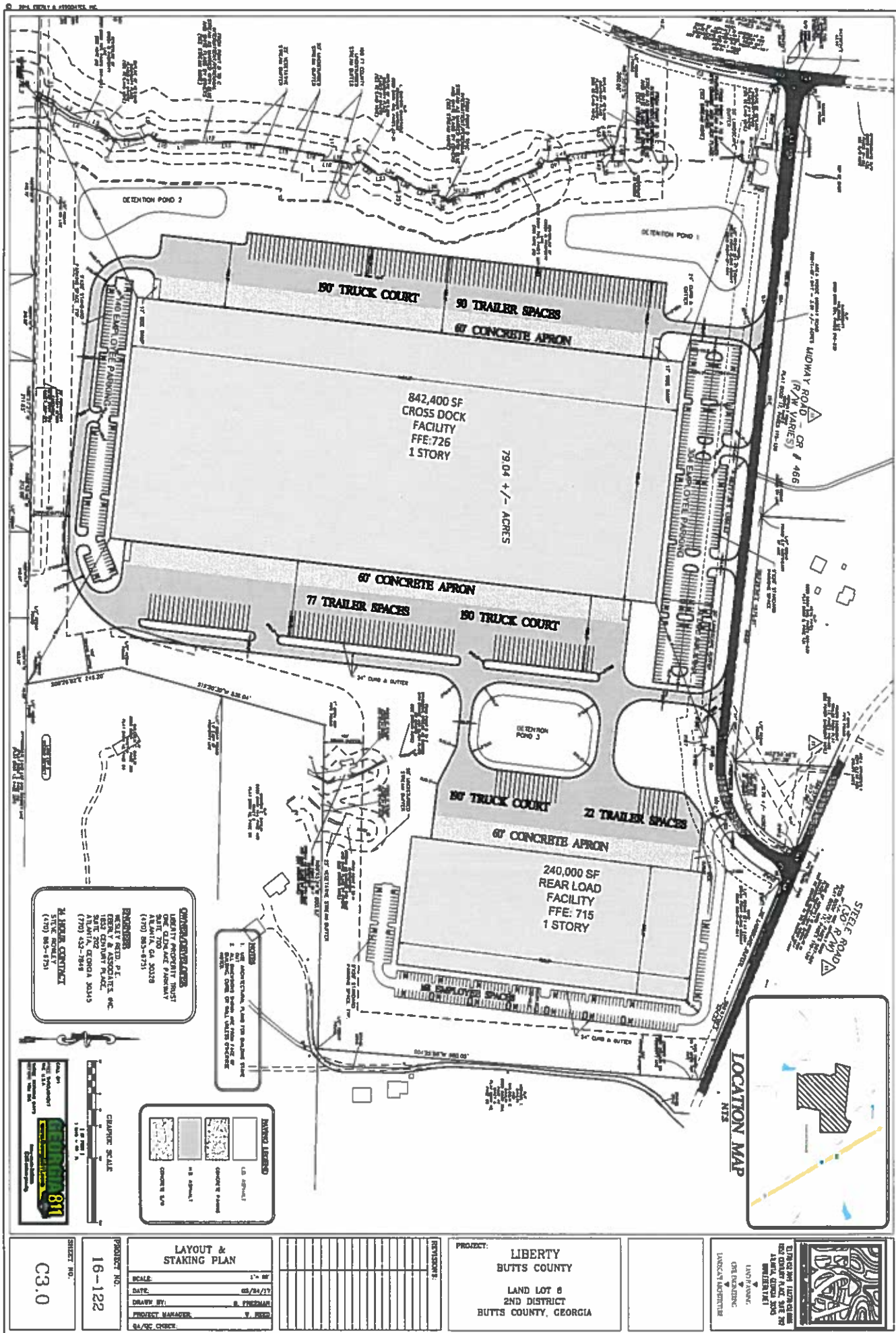
- | | | |
|---|----------------|--|
| 1. Water supply watersheds? | (not selected) | Yes <input type="radio"/> No <input type="radio"/> |
| 2. Significant groundwater recharge areas? | (not selected) | Yes <input type="radio"/> No <input type="radio"/> |
| 3. Wetlands? | (not selected) | Yes <input type="radio"/> No <input type="radio"/> |
| 4. Protected mountains? | (not selected) | Yes <input type="radio"/> No <input type="radio"/> |
| 5. Protected river corridors? | (not selected) | Yes <input type="radio"/> No <input type="radio"/> |
| 6. Floodplains? | (not selected) | Yes <input type="radio"/> No <input type="radio"/> |
| 7. Historic resources? | (not selected) | Yes <input type="radio"/> No <input type="radio"/> |
| 8. Other environmentally sensitive resources? | (not selected) | Yes <input type="radio"/> No <input type="radio"/> |

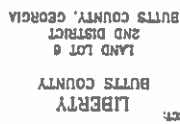
If you answered yes to any question above, describe how the identified resource(s) may be affected:

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42701

[illegible]

SCALE:	1" = 40'
DATE:	04/26/17
DRAWN BY:	S. FROSTMAN
PROJECT NUMBER:	8-2000
9/15/16 CHECK:	

DRI SITE PLAN

FOR FURTHER INFO:

16-122

ORDER NO.



LOCATION MAP

PROJECT INFORMATION

ACRES	TOTAL	STEDS AC
PLAZO PLAIN (4/15)	50 AC	
LOCATION:	WETLEY ROAD	
	WETLEY ROAD	
	BUITS COUNTY	
	DISTRICT	2
	LAND LOT	0
TITLE:	BUILDING COVER	21.5 AC
	IMPERVIOUS COVER	60.00
	OPEN SPACE	40.00
BUILDINGS:	BUILDING 1	642,000 S.F.
	BUILDING 2	642,000 S.F.
	DENSITY:	13.77 SF/ACRE
	TOTAL	1,284,000 S.F.
PAYMENTS:	PARKING SPACES	6018
	TRUCK DOCKS	2106
	TRAILER STORAGE	2106
	(DECK COVER)	
SERVICES:	SEWER TREATMENT	15,000 CFS
	WATER DEMAND	44,000 GPD

LIBERTY PROPERTY TRUST
ONE CLEVELAND PARKWAY
SUITE 700
ATLANTA, GA 30328

CONCLUSIONS

WESLEY MED. P.L.
CIBERLY & ASSOCIATES, INC.
1852 CENTURY PLACE,
SUITE 202
ATLANTA, GEORGIA 30345

FOR IMMEDIATE RELEASE
ST. LOUIS, MO
(314) 863-8731

James Abraham

From: James Abraham
Sent: Friday, April 21, 2017 3:29 PM
To: 'Christy Lawson'
Cc: Keith Moffett; Chiquita Barkley; Jeannie Brantley; Lanier Boatwright
Subject: RE: Liberty - Butts County (Existing DRI)

Hi Christy,

Pursuant to the Rules of the Georgia Department of Community Affairs, Chapter 110-12-3, Development of Regional Impact. Section 110-12-3-.03 (4) 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.

Examples of local development review activities that may take place during the DRI process include, but are 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."

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



Serving: Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup and Upson Counties.

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From: Christy Lawson [mailto:CLawson@buttscounty.org]
Sent: Friday, April 21, 2017 2:55 PM
To: James Abraham <jabraham@threeriversrc.com>
Cc: Keith Moffett <KMoffett@buttscounty.org>; Chiquita Barkley <CBarkley@buttscounty.org>
Subject: RE: Liberty - Butts County (Existing DRI)

Hey James,

Liberty submitted land disturbance application and civil construction plans, can I process these for review and approval before the DRI is completed? These plans are for soil erosion and go to our county engineer and NRCS to review and approve.

They still have not submitted anything to me in regards to the DRI Form 1 or 2.

They are planning on submitting the variance request on Monday.

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



Developments of Regional Impact

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DRI #836

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: Butts

Individual completing form: Steven Lease, AICP Director 431 E. College Street

Telephone: 770-775-8003

E-mail: slease@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: Midway Distribution Center

Location (Street Address, GPS
Coordinates, or Legal Land Lot
Description):

Brief Description of Project: Distribution Park 2 buildings totalling 1.18 million square feet 200 employees

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.):

Developer: Grove Street Partners, LLC 3625 Cumberland Blvd, Suite 400 Atlanta, GA 30339

Mailing Address:

Address 2:

City: State: Zip:

Telephone: 770-818-4190

Email: kkern@grovestreetpartners.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:	<input checked="" type="checkbox"/> Rezoning
	<input type="checkbox"/> Variance
	<input type="checkbox"/> Sewer
	<input type="checkbox"/> Water
	<input type="checkbox"/> Permit
<input type="checkbox"/> 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: This project/phase: June 2007 Dates: Overall project: December 2008	

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DRI #836

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: Steven Lease, AICP, Director
Telephone: 770-775-8003
Email: 770-775-3118

Project Information

Name of Proposed Project: Midway Distribution Center
DRI ID Number: 836
Developer/Applicant: Grove Street Partners, LLC
Telephone: 770-818-4190
Email(s): kkern@grovestreetpartners.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: \$35 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$425,000

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): No uses w

Water Supply

Name of water supply provider for this site: Butts County Water & Sewer Authority

What is the estimated water 0.059 mgd

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:
There are no short term plans for expansion

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?
1/4 mile

Wastewater Disposal

Name of wastewater treatment provider for this site: Butts County Water & Sewer Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.059 mgd

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: The Bucksnot LAS is planned for a 500,000 gpd expansion in 2007

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? 400 ft

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.) 450

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: GDOT & Butts County are widening Hwy 16 and will terminate Glade Road access to Hwy 16. Glade Road will be re-routed via a new road to the north of the development and connect to Windy Lane

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1265 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: The development will be served by the Pine Ridge Solid Waste Disposal Facility

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

If yes, please explain:

Stormwater Management

What percentage of the site 80%

is projected to be
impervious surface once
the proposed development
has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management. The project will incorporate on site detention ponds, buffers, setbacks as required by Butts County to mitigate the impact on stormwater management.

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:
Adequate stormwater quality treatment will be provided in accordance with Butts County stormwater regulations

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James Abraham

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
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

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;