

June 15, 2017

**DRI REGIONAL REVIEW  
FINAL REPORT**

**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#: 2678 (formerly DRI #: 836)

**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.

**Traffic Engineers:** Mr. Randy Parker, PTP, PTOE, AICP, PE. CALYX Engineers & Consultants

**Review Type:** Development of Regional Impact

**Date Opened:** May 5, 2017

**Project Built out Year:** December 2018

**PROJECT 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 ANALYSIS**

**Regional Context:** 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. This framework helps to generate pride and enthusiasm about the future of the region, engage regional policy makers and stakeholders in implementing the plan and provide a guide to everyday decision-making for use by government 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.

Staff's 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

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.

Currently, another proposed development (DRI #2549) is under construction in the general area. That facility is estimated to be a ±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, which is 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. 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 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 changed project will substantially change the projected impacts of the original project.
2. Whether significant time has passed since the previous DRI process (thus increasing the likelihood that the views of affected parties on the project have changed).

Therefore, in staff's opinion, the applicant/owner/developer was required 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, based on staff's due diligence and in the interest of the region and the impact this project and any alterations that may have occurred, 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 research and review of this DRI application revealed that the general area has been very active with DRIs. 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.

That project (Project Buffalo BTS) also known as “Dollar General” 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 eight MPD’s for gasoline sales in the front of the building and eight 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 of 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 District 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 and important for many 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:** Typically, the Three Rivers Regional Commission (TRRC) would receive prior information relating to any potential DRI. If the Regional Commission finds that a proposed project qualifies as a DRI, Staff will proceed to host a pre-review meeting and conference which can be joint with the GRTA (the Georgia Regional Transportation Authority) required methodology meeting if the project is located in a GRTA jurisdiction. If not, then that meeting by TRRC staff is conducted with the host local government, or the applicant/developer's representative who must attend the meeting. Before that meeting staff must receive all relevant information related to the project including a site plan and any preliminary traffic impact study.

For this DRI, at the conclusion of the 15-day public comments period, TRRC staff convened a meeting with all affected parties to discuss comments from GDOT (Georgia Department of Transportation). That meeting was held on Wednesday, June 1, 2017, at the Butts County Board of Commissioners Zoning Administrator's conference room.

The meeting addressed transportation issues only and GDOT concerns and requirements. Mr. Randy Parker, Traffic Engineer with CALYX Engineers & Consultants was in attendance. Mr. Parker produced his traffic impact study to all interested parties for review the week of June 12, 2017. Both GDOT and TRRC staff reviewed the Traffic Impact Study prepared by Randy Parker with CALYX Engineers & Consultants, with Eberly & Associates, Inc. dated June 11, 2017.

GDOT District 3 Office provided comments that required the developer to provide an improvement to SR# 16 as part of this development. Those improvements, according to GDOT includes lengthening the westbound left turn lane onto Windy Lane to a distance of 310' with a 100' taper and lengthening the eastbound right turn lane onto Windy Lane to a distance of 250' with a 100' taper. These requirements are in accordance with GDOT's "Regulations for Driveway and Encroachment Control" (see email dated June 14, 2017 by GDOT attached to this report and the records).

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, neighboring Spalding County and all of the neighboring Henry County is within the ARC MPO. Therefore, staff did solicit the ARC, and neighboring jurisdictions input, and comments as it reviewed this DRI.

From a regional planning viewpoint, State Route 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 route within in the region, in addition to interstate highways, and should be designed in a truck-friendly manner. S State Route 16 in Butts County essentially continues this route from Spalding County line to I-75. Therefore, at minimal staff considered the impact as it reviewed 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 has to come from some original destination(s) to the proposed development, therefore, staff could not dismiss the worst-case scenario as it reviewed this DRI for possible impacts on transportation and freight operations.

Currently, there are planned upgraded road improvements in the general area. The applicant detailed traffic impact study indicated that there would be five (5) full vehicular access points to the development on Midway Road.

According to the traffic impact study, two (2) access points will be primarily for trucks and other three (3) for personal vehicles. Windy Lane provides direct access to Arthur K. Bolton Parkway (SR 16), and via SR 16 to I-75 east of the site. Mr. Parker's report further states that upon completion of the proposed development, an anticipated ±87 entering and ±39 exiting new

vehicular trips during the morning peak volume hour and ±42 entering and ±95 exiting new evening peak hour vehicular trips are expected.

Therefore, based on the developer's traffic engineers study, a total of ±1,818 new entering and exiting vehicular trips are expected daily. It is expected that ±38% of these trips will be from trucks according to the developer's traffic engineers and the Traffic Impact Study dated June 11, 2017 by CALYX Engineers & Consultants (see report attached to the records). Staff yields final decision to GDOT, the host local government and the developers.

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

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."

To determine the potential impact this development may have, the Regional Commission did solicited comments from affected parties and local governments. These comments along with the Regional Commissions assessment of any potential inter-jurisdictional impacts and compatibility with existing regional plans are part of this report to the host local government The 15-calendar day comment period was conducted from May 9, 2017, to May 24, 2017.

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 "Liberty – Butts County Industrial Project" within its boundaries.



If approved, Staff recommends the following:

1. That in accordance with the Georgia Department of Transportation (GDOT), "Regulations for Driveway and Encroachment Control" that improvements to SR 16 be a condition of approval of this development.
2. That in accordance with the Georgia Department of Transportation (GDOT) "Regulations for Driveway and Encroachment Control", that a distance of 310' with a 100' taper is installed in the lengthening of the westbound left turn lane onto Windy Lane.
3. That in accordance with the Georgia Department of Transportation (GDOT) "Regulations for Driveway and Encroachment Control", that a distance of 250' with a 100' taper is installed in the lengthening of the eastbound right turn lane onto Windy Lane.
4. That vehicular traffic does not in any way impede transportation and freight operations in that area.
5. That all environmentally sensitive areas are protected and comply with State and local ordinances.
6. That Butts County takes into consideration its own recently adopted 2017-2037 Comprehensive Plan and Land Use and Character Areas when making developmental decisions for its citizenry and for the interest of the region.
7. As the county prepares for growth, development and traffic management, 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	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
City of Barnesville	Griffin – Spalding Chamber of Commerce
Henry County	Newton County
Butts County	Butts County Water and Sewerage Authority
Butts County Development Authority	City of Locust Grove

Butts County Chamber of Commerce

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. Steve Rowley, Vice President, Market Leader, Atlanta, Liberty Property Trust  
Mr. Randy Parker, PTP, PTOE, AICP, PE, Traffic Services, Senior Project Manager, CALYX Engineers and Consultants  
Mr. Wesley Reed, PE, Eberly & Associates  
Mr. Chance Baxley, District Traffic Operations Manager, GDOT, District 3  
Mr. Tyler Peek, PE, GDOT, District 3  
Mr. Dan Woods, Georgia Department of Transportation (GDOT), District 3

Attachments:

JAA



FRANK E. JENKINS, III  
BRANDON L. BOWEN  
ROBERT L. WALKER  
ERIK J. PIROZZI  
SARAH C. MARTIN  
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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](mailto: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

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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 be 'B L Bowen', followed by a long horizontal line extending to the right.

Brandon L. Bowen

## James Abraham

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**From:** James Abraham  
**Sent:** Tuesday, June 13, 2017 7:55 AM  
**To:** 'Steve Rowley'; 'Baxley, Chance'; 'Randy Parker'; 'Peek, Tyler'; 'Wilkerson, Donald'; 'wreed@eberly.net'; 'Christy Lawson'; 'Baxley, Chance'; 'Peek, Tyler'; 'Wilkerson, Donald'  
**Cc:** Jeannie Brantley  
**Subject:** DRI # 2678 Review Meeting Sign-In Sheet - Liberty - Butts County  
**Attachments:** DRI# 2678 6-7-17 meeting sign in sheet.pdf

Hi Everyone,

For your records, attached is the sign-in sheet from the June 7, 2017, TRRC review meeting to discuss GDOT's comments regarding the above reference DRI.

Please note, that GDOT representatives participated via conference call. TRRC staff are awaiting the submittal of the traffic analysis from the developer's engineers and/or representative.

Kind Regards,

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)



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

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June 7, 2017  
10:00 am

## Sign-in Sheet

[illegible]

## James Abraham

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**From:** James Abraham  
**Sent:** Wednesday, June 14, 2017 9:15 AM  
**To:** 'Christy Lawson'; 'Randy Parker'; Steve Rowley; Wesley Reed  
**Cc:** Jeannie Brantley  
**Subject:** FW: DRI-2678 Liberty

Hi Everyone,

Please see email commentary below from GDOT regarding the above subject matter.

James A. Abraham, Sr.  
Planner  
Three Rivers Regional Commission  
120 North Hill Street  
P.O. Box 818  
Griffin, GA 30224  
Telephone: 678-692-0510  
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**From:** Baxley, Chance [mailto:[cbaxley@dot.ga.gov](mailto:cbaxley@dot.ga.gov)]  
**Sent:** Wednesday, June 14, 2017 8:57 AM  
**To:** James Abraham <[jabraham@threeriversrc.com](mailto:jabraham@threeriversrc.com)>  
**Cc:** Woods, Dan <[dwoods@dot.ga.gov](mailto:dwoods@dot.ga.gov)>; Peek, Tyler <[tpeek@dot.ga.gov](mailto:tpeek@dot.ga.gov)>  
**Subject:** DRI-2678 Liberty

James,

We have received the impact study that we requested for the subject DRI. Our part of the review is satisfied. Improvements to State Route 16 should be required as part of this development. Those improvements include lengthening the westbound left turn lane into Windy lane to a distance of 310' with a 100' taper and lengthening the eastbound right turn lane into Windy Lane to a distance of 250' with a 100' taper. These requirements are part of GDOT's "Regulations for Driveway and Encroachment Control" .

If you have any further questions feel free to contact me.

*Chance Baxley*  
*District Traffic Operations Manager*  
*Georgia Department of Transportation*  
*Office (706) 646 7589*  
*Cell (706) 741 3453*

---

**Pedestrian deaths continue to surge in Georgia - 236 walkers died in 2016. That's a 40% increase in just two years!** Georgia DOT's **SEE & BE SEEN** campaign, in partnership with PEDS, aims to make it safer to walk in Georgia. Safety is a shared responsibility. Walkers and drivers: Pay attention. Walkers: make sure you can SEE & BE SEEN. Drivers: Slow down (speed kills). Visit [www.dot.ga.gov/SBS](http://www.dot.ga.gov/SBS). #ArriveAliveGA



## James Abraham

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**From:** Baxley, Chance <cbaxley@dot.ga.gov>  
**Sent:** Thursday, May 11, 2017 3:54 PM  
**To:** James Abraham  
**Subject:** Liberty-Butts DRI# 2678 GDOT Comments  
**Attachments:** Liberty-Butts County DRI#2678.pdf

Mr. Abraham,

Here are GDOT's comments for the subject DRI. If you need more information please contact me.

Thanks

*Chance Baxley  
District Traffic Operations Manager  
Georgia Department of Transportation  
Office (706) 646 7589  
Cell (706) 741 3453*

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**Pedestrian deaths continue to surge in Georgia** - 236 walkers died in 2016. That's a 40% increase in just two years! Georgia DOT's **SEE & BE SEEN** campaign, in partnership with PEDS, aims to make it safer to walk in Georgia. Safety is a shared responsibility. Walkers and drivers: Pay attention. Walkers: make sure you can SEE & BE SEEN. Drivers: Slow down (speed kills). Visit [www.dot.ga.gov/SBS](http://www.dot.ga.gov/SBS). #ArriveAliveGA



## DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

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

**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 below for any questions or comments. The completed form should be returned to the TRRC on or before the specified return deadline.

Name of Project: Liberty - Butts County

DRI Online ID #: 2678

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

Comments Attached

### AFFECTED PARTY AND LOCAL GOVERNMENTS INFORMATION

Individual Completing Form: CHANCE BAXLEY

Name of Local Government or Affected Party: GA DOT - District 3

Department Location: THOMASTON, GA

Telephone: (706) 646 7589

Signature: Chance Baxley

Date: 5-11-17

#### 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**

**Liberty – Butts County DRI Online ID# 2678**

**GDOT District Three Comments**

**Chance Baxley District Traffic Ops Manager 706 646 7589**

- 1) Please provide a traffic impact study that includes projected traffic from this development plus the pending development on the north side of SR 16 (Dollar General). The combined impact of both facilities on the SR 16 at Jackson Road/Windy Lane intersection needs to be calculated and considered by GDOT.**
- 2) Improvements will be needed at the intersection of SR 16 at Windy Lane. Depending on the findings of the traffic impact study referenced in note #1 above. These improvements will likely include:**
  - A) Extending the westbound left turn lane into Windy Lane from SR 16 from its current 160' +/- to 250' +/- plus a 100' taper**
  - B) Extending the eastbound right turn lane into Windy lane to a distance of 250' plus 100' taper.**
  - C) Improving/Widening Windy Lane and Jackson Road including constructing additional lanes on both to accommodate the increased traffic volumes and the other modifications required from the findings of the impact study.**

## James Abraham

---

**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Monday, May 15, 2017 10:09 AM  
**To:** James Abraham  
**Cc:** Brian, Steve; Comer, Carol; Edmisten, Colette; Rmohl@cityofgriffin.com  
**Subject:** RE: TRRC - DRI Review Notification: DRI #: 2678, Liberty - Butts County, Georgia  
**Attachments:** DRI 2678 Liberty Butts Co. Prel Report.pdf

James,

The proposed project located in Butts County, consisting of a of two light industrial/warehouse buildings totaling 1.1 million square feet., is located within approximately 6 miles of the proposed new Griffin airport. It is located outside of any FAA surface, and compatible land use area, and does not appear to impact the airport.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood** | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308  
M: 404-660-3394 | F: 404-631-1935 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our website at <http://www.dot.ga.gov/IS/AirportAid>

---

**From:** James Abraham [mailto:[jabraham@threeriversrc.com](mailto:jabraham@threeriversrc.com)]  
**Sent:** Tuesday, May 09, 2017 11:21 AM  
**To:** mpayne@dollargeneral.com; wwilson@spaldingcounty.com; cjacobs@spaldingcounty.com; Hood, Alan C.; 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; kmoffett@buttscounty.org; jmbrewer@buttscounty.org; buttscountyida@buttscountyida.com; Woods, Dan; Wilkerson, Donald; Peek, Tyler; 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; dhooker@atlantaregional.com; lmathis@mg-rc.org; jdove@negrc.org; matha2@bellsouth.net; cjderaney@barnesville.org; bpfrogner@cityofgriffin.com; cjones@cityofgriffin.com; Presley, Michael; gtapley@monroecountygeorgia.com; rprice@locustgrove-ga.gov; tyoung@locustgrove-ga.gov; bfoster@locustgrove-ga.gov; jwood@co.henry.ga.us; cmatthews@co.henry.ga.us; dauntegibbs@co.henry.ga.us; david@gsda.net; Cam Yearty; Christina Lawson; James Abraham; Jeannie Brantley; Jon West; Liberty Property Trust; Mathew John; Mathew John; Jon West; mbanes@co.newton.ga.us; cpennamon@jaspercountyga.org; asmith@atlantaregional.com; Shigodta Freeman; Cam Yearty; Jon West; JPC Design & construction LLC; Mathew John; cjones@cityofjenkinsburg.com; JPC Design & construction LLC; Jeremy Crosby <JCrosby@jonespetroleum.com> (JCrosby@jonespetroleum.com); Steven Rowland  
**Cc:** Lanier Boatwright; Jeannie Brantley; Robert Hiett; Joy Shirley; Sam Mukoro; Paul Jarrell; Kim Dutton  
**Subject:** TRRC - DRI Review Notification: DRI #: 2678, Liberty - Butts County, Georgia



## DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

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

**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.

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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 below for any questions or comments. The completed form should be returned to the TRRC on or before the specified return deadline.

Name of Project: Liberty - Butts County

DRI Online ID #: 2678

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

I AM IN SUPPORT OF THE PROPOSED PROJECT.  
THE LOCATION LISTED SHOULD NOT DISPLACE  
ANY BUSINESSES OR RESIDENCES.

IF APPROVED AND DEVELOPED, THE SERVICE  
PLAZA WILL RELIEVE EXCESSIVE INTERSTATE  
TRUCK TRAFFIC AT ITS EXIT 201

### AFFECTED PARTY AND LOCAL GOVERNMENTS INFORMATION

Individual Completing Form:

MAX GALLMAN  
BOARD CHAIRMAN

Name of Local Government or Affected Party:

GRIFFIN SPALDING CHAMBER C

Department Location:

GRIFFIN GA.

Telephone:

678-623-1192

Signature:

Max Gallman

Date:

5/16/2017

#### 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**



## 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

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### 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

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

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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



## DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

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

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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:** \_\_\_\_\_

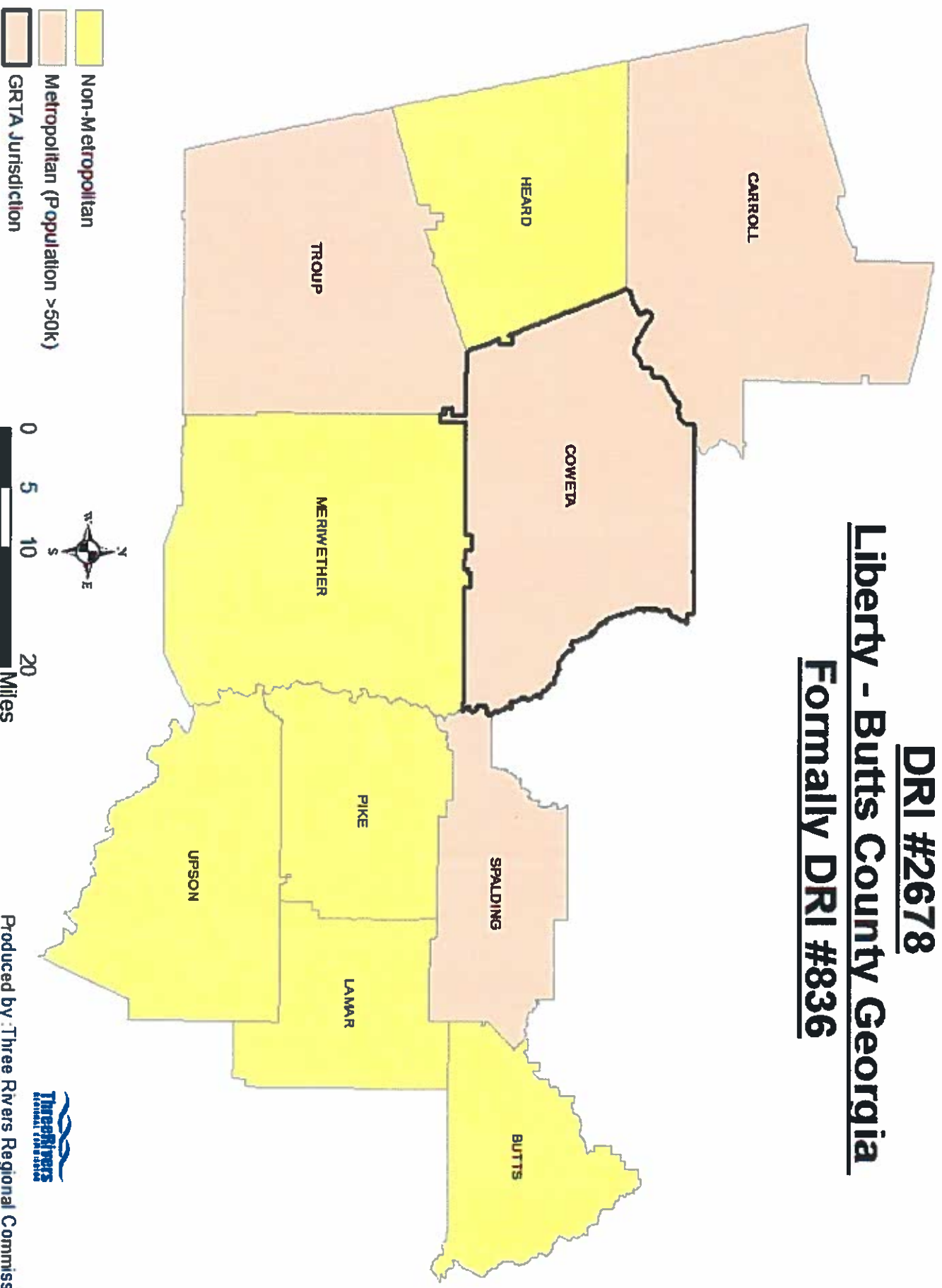
#### *Please Return This Form To:*

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***



# **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](http://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](mailto: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](mailto: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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You are logged in to the DRI Website as [James.abraham](#) | [Change Password](#) | [Go to Applications Listing](#)

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## Developments of Regional Impact

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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"/> |

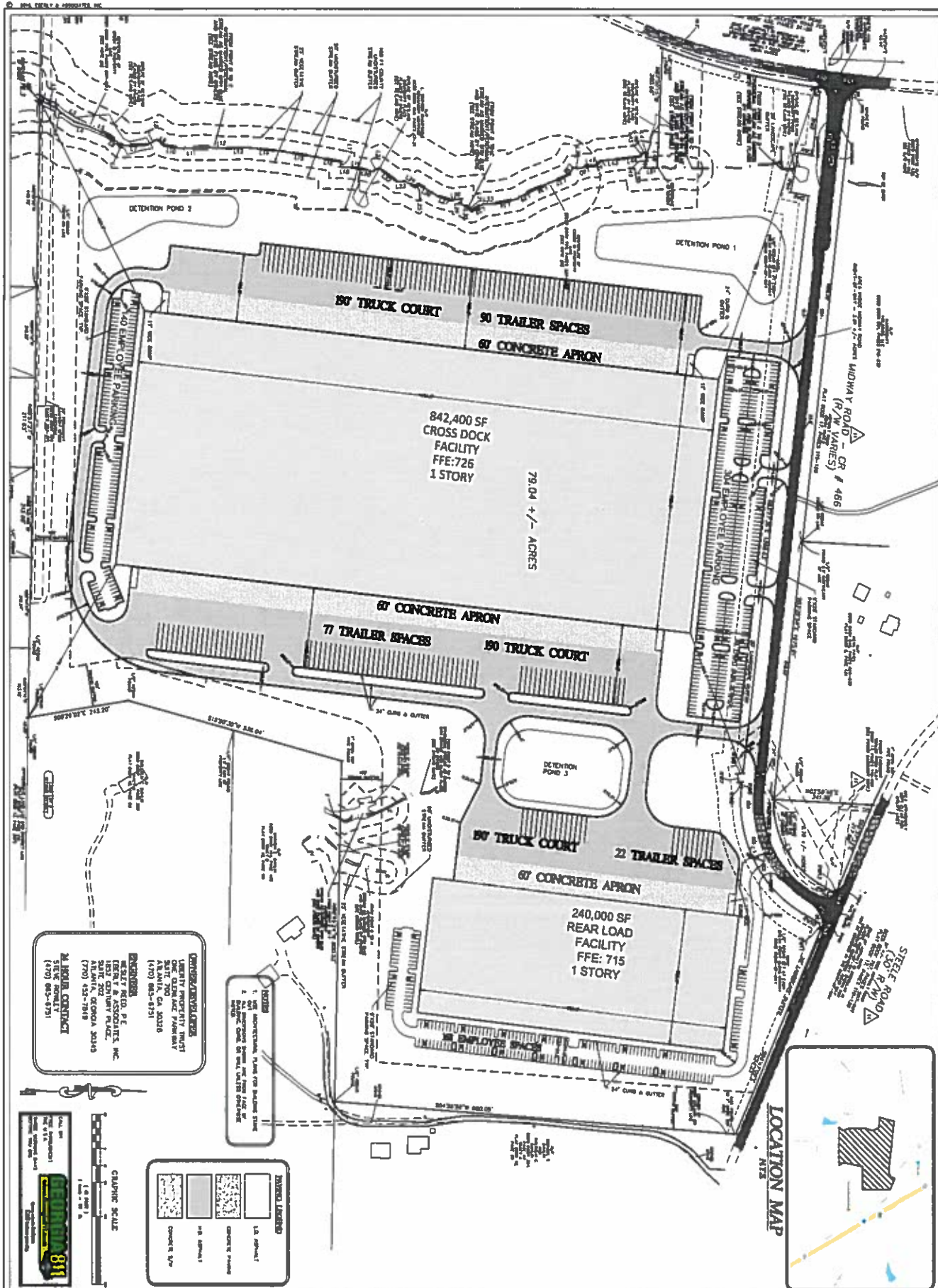
If you answered yes to any question above, describe how the identified resource(s) may be affected:

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You are logged in to the DRI Website as [James.abraham](#) | [Change Password](#) | [Go to Applications Listing](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)





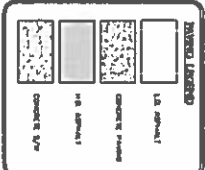
**OWNER/CLIENTS:**  
LIBERTY PROPERTY TRUST  
ONE OAKLAND PARKWAY  
SUITE 200  
ALBUQUERQUE, NM 87102  
(505) 833-8751

**DESIGNER:**  
C. J. RICHARDS & ASSOCIATES, INC.  
1522 CENTURY PLACE  
ALBUQUERQUE, NM 87102  
(505) 833-8751

**PREPARED BY:**  
C. J. RICHARDS & ASSOCIATES, INC.  
(505) 833-8751



**GRAPHIC SCALE**  
1" = 60'



**LAYOUT & STAKING PLAN**

SCALE: 1" = 60'  
DATE: 05/24/12  
DRAWN BY: S. FERNANDEZ  
PROJECT MANAGER: J. REED  
QA/QC CHECK: S. FERNANDEZ

REVISIONS:	

**PROJECT:**  
LIBERTY  
BUTTS COUNTY  
  
LAND LOT 6  
2ND DISTRICT  
BUTTS COUNTY, GEORGIA

**LOCATION MAP**



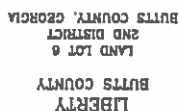
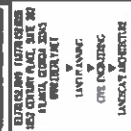
**SHEET NO.**  
C3.0

**PROJECT NO.**  
16-122

**LEGEND:**  
LIBERTY PROPERTY TRUST  
ONE OAKLAND PARKWAY  
SUITE 200  
ALBUQUERQUE, NM 87102  
(505) 833-8751







**LEGION**

**Keywords:**

DRI SITE PLAN
SHEET NO.
DATE
BY
CHECKED BY
APPROVED BY
SCALE

**OR**

16-122

01/01/2011

1

### LOCATION MAP

12

## PROJECT INFORMATION

ACRES	TOTAL	FLOOD PLAIN (A/AE)	± 0 AC	± 0 AC
STREET	STREET	KOWAY ROAD		
JURISDICTION	JURISDICTION	BUTTE COUNTY		
DISTRICT	DISTRICT			
LAND LOT	LAND LOT			
BLDG COVER	BLDG COVER	31.00		
IMPERVIOUS COVER	IMPERVIOUS COVER	60.00		
OPEN SPACE	OPEN SPACE	45.00		
DENSITY:	DENSITY:	13.07 SF/ACRE		
BUILDING 1	BUILDING 1	562,400 S.F.		
BUILDING 2	BUILDING 2	840,000 S.F.		
TOTAL	TOTAL	1,402,400 S.F.		
PARKING SPACES	PARKING SPACES	2181		
TRUCK DOCKS	TRUCK DOCKS	2181		
TRAILER STORAGE	TRAILER STORAGE	2180		
(DECK/DOCK)	(DECK/DOCK)			
SEWER DEMAND	SEWER DEMAND	20,000 GPD		
WATER DEMAND	WATER DEMAND	44,000 GPD		

**LIBERTY PROPERTY TRUST**  
ONE CLEVELAND PARKWAY  
SUITE 700  
ATLANTA, GA 30328  
(470) 963-8751

**ENCLOSURE**  
WESLEY MED. P.L.  
EBERLY & ASSOCIATES, INC.  
1832 CENTURY PLACE,  
SUITE 202  
ATLANTA, GEORGIA 30345

15-1160-1000 (10/17)  
ATTN: 24 HRS  
15-1160-1000 (10/17)





## James Abraham

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**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](mailto: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

# Georgia<sup>®</sup> Department of Community Affairs



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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](mailto: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: [kkem@grovestreetpartners.com](mailto:kkem@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 wi

#### 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 Bucksport 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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